



Absolutely superb end-terraced 3-bedroomed family house with gardens to front and rear. The property has been well-maintained and decorated throughout.

The property is equally suitable as a private dwelling or as an investment property.

Accommodation

- Hall with solid wood flooring and double storage cupboard and under-stair storage off.
- Bright and spacious Lounge/Dining room with windows to front and rear, vertical blinds, solid wood flooring, two radiators, ceiling lights and a storage cupboard.
- Modern fully fitted Kitchen that includes gas cooker, automatic washing machine. Door to garden, solid wood flooring and 2 x 3-spot ceiling light fittings.
- Stairs and Landing with ceiling light, over stair storage cupboard and hatch to insulated loft.
- 3 Double bedrooms with wood flooring. Two with wardrobes/storage cupboards and one with a built-in safe.
- Bathroom with modern white three piece suite including mixer over bath shower with curtain and rail, extractor, three bulb spotlight fitting.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





- The loft is part floored, insulated, combi gas central heating boiler, light, power, roof light and sliding ladder access.
- There are level gardens to front and rear with lawn, timber shed and timber fencing/hedging.
- Gas Central Heating and Double glazing and insulated walls, floor and loft.
- Council tax band A
- EPC Band D

Location

Located in the popular residential area of Westburn, which lies to the west of the city centre, the property is well positioned to take advantage of an excellent choice of shopping and leisure facilities at the nearby Westside Plaza, which includes a multi screen cinema. Further facilities can be found at the Gyle Shopping Complex and at Hermiston Gait, both of which are within easy reach.

Schooling is well represented from nursery to senior level, with Heriot Watt and Napier Universities as well as Edinburgh College, Sighthill campus on hand for those involved with tertiary education. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Extras

Cooker, washing machine, light fittings, timber shed



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LOCAL PROPERTY CENTRES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

