

28 Ross Gardens,
Edinburgh
EH9 3BR

cameron stephen
solicitors & estate agents



accommodation

- Entrance Hall & Stair
- Sitting room with box bay window
- Newly Refurbished kitchen
- Three double bedrooms
- Family Bathroom

features

- Newly decorated & carpeted
- Excellent sized rooms
- Flexible accommodation
- Sunny, large enclosed garden
- Gas central heating
- Double glazing
- Move in condition

description

Freshly decorated and newly carpeted end terraced family home in a quiet location, ideal for access to the City Centre and the City By-Pass. The flexible accommodation comprises, on the ground floor, entrance hall and stair, spacious sitting room with box bay window to the front and feature fireplace, fitted kitchen with appliances and door to the rear garden, and bedroom 3 / home office. On the upper floor there are two superb sized double bedrooms with storage and the family bathroom with white suite and electric shower. Externally, there is a large, sunny enclosed garden with lawn and mature borders, and a useful garden shed. The property has recently been re-insulated, with new harling, gutters and down pipes. being re-insulated, with new harling, gutters and down pipes. Overall, this is a wonderful family home, offered for sale in move in condition.

further information

EPC Band: C

Home Report Value £285,000

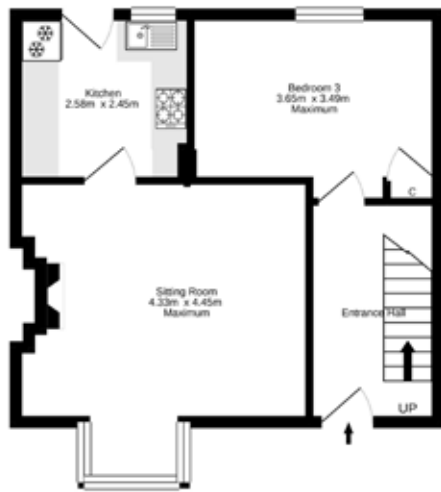
Items to be included: Fitted carpets, kitchen appliances and garden shed.

asking price & viewing arrangements

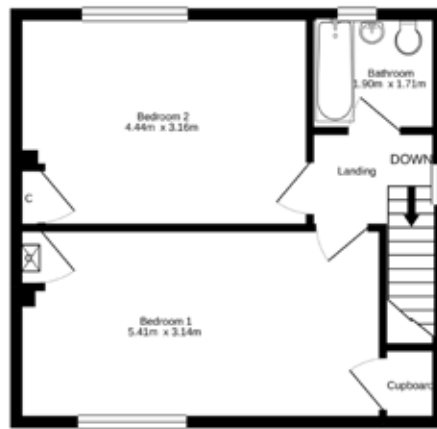
For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Ground Floor
38.0 sq.m. approx.



1st Floor
37.3 sq.m. approx.



TOTAL FLOOR AREA: 75.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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espc

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