





THE ARRAN

The Arran offers comfortable proportions and a practical flow for modern living

The entrance hall provides access to all main accommodation on the ground floor including a WC, a spacious lounge to the front of the home and a modern kitchen and dining room with French door access to the rear garden. Generous room sizes ensure the home feels open and functional throughout.

Upstairs, three bedrooms offer flexibility for children, guests or home working. Bedroom one enjoys an en suite shower room and built in wardrobe. A contemporary family bathroom completes this appealing layout.



Welcome home to The Arran

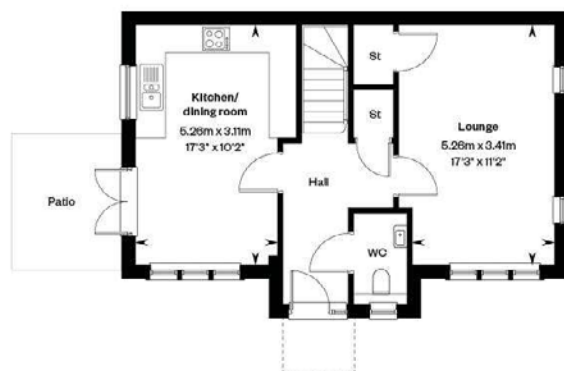
This 3 End-Terraced House features:

- Perfectly positioned, Pinefields offers easy access to road and rail networks, local amenities, and the stunning surrounding countryside.
- Excellent local amenities: shops, restaurants, the cinema, gyms and many more leisure activities are right on the doorstep
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service
- Cala's high specification throughout, including German studio-designed kitchen with Siemens appliances included
- Excellent storage space throughout
- Service charge - £174.00
- Council Tax - E
- EPC Rating - B

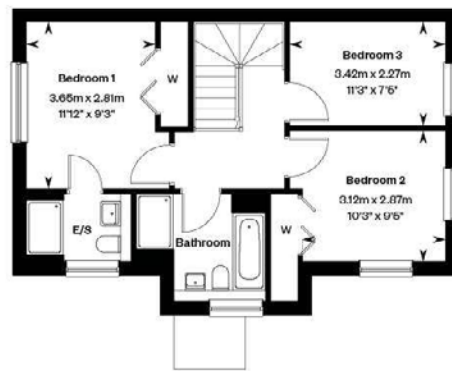
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FIRST FLOOR



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EH1 2BW
0131 516 5366



GLASGOW

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G2 2HQ
0141 530 2021



EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South TAY Street
DD1 1NU
01382 201 000



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