





THE AVON

The Avon is a beautifully designed three-bedroom end-terrace home that offers the perfect balance of stylish living and practical family space. A bright and welcoming entrance hall leads to the spacious front-facing lounge, providing a relaxing retreat away from the main living areas.

To the rear of the property, the contemporary open-plan kitchen and dining area creates the heart of the home. French patio doors flood the space with natural light and open directly onto the rear garden, making it ideal for both everyday living and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom.

Your dream move just got easier.

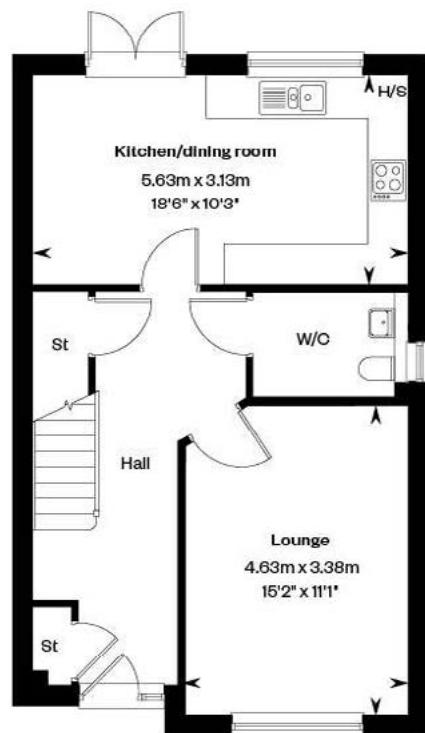
This three-bedroom home features:

- Asking Price £315,000
- Full LBTT paid by Cala
- Flooring and carpets included throughout
- Spacious end-terrace plot
- Attractive open outlook to the front of the home
- Spacious front-facing lounge
- Contemporary open-plan dining kitchen
- French patio doors leading to the rear garden
- Downstairs WC
- Excellent storage throughout
- Service charge - £225.000
- Council Tax - E
- EPC Rating - B

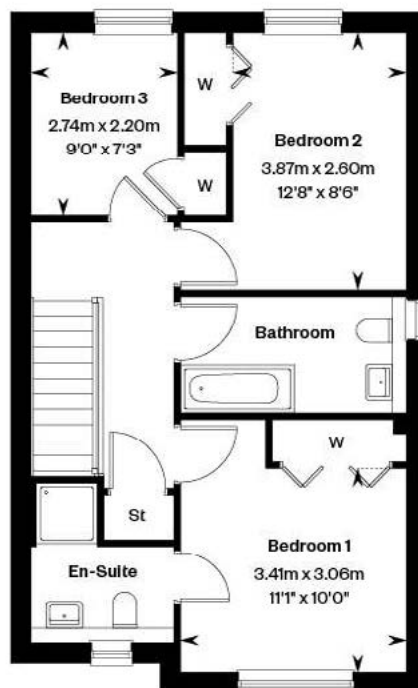
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GROUND FLOOR



FIRST FLOOR



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
 EH1 2BW
 0131 516 5366

...

GLASGOW

160 West George Street
 G2 2HQ
 0141 530 2021

...

EAST LoTHIAN

33 Westgate
 EH39 4AG
 01620 893 481

...

DUNDEE

11 South Tay Street
 DD1 1NU
 01382 201 000

...

BORDERS

01890 880 008



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