



32 Castlepark Gait,  
Edinburgh, EH16 4GD



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Offering bright and spacious accommodation is this attractively presented mid terraced house. With gas central heating (new boiler and radiators added around 2 years ago) and full double glazing, the house would make a fantastic family home with well proportioned accommodation, excellent storage and lovely gardens.

The accommodation includes an entrance hallway and a bright, front facing lounge with under stairs cupboard and Oak flooring. On semi open plan with the lounge is the dining kitchen with the Oak flooring flowing through, French style doors leading to the rear garden and two cupboards. The kitchen is fitted with a range of base and wall units with gas cooker and fridge/freezer to remain. There is a useful utility room with door to rear and a WC with two piece suite and window to rear.

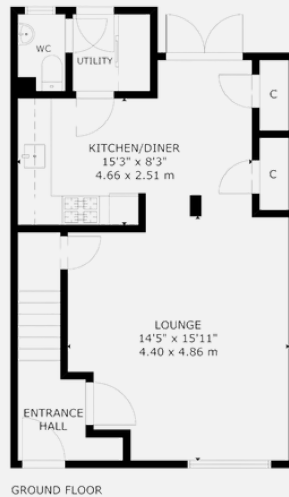
Upstairs, there are two cupboards on the landing and a hatch leads to the fully floored loft. There are three good sized bedrooms, all with fitted storage and the bathroom completes the accommodation with a three piece suite with shower over the bath.

Externally there is a fully enclosed garden with parking to the front. The lovely, good sized rear garden is mainly laid to lawn.

## Area Description

The property is located near to a good range of shops with further amenities available at Cameron Toll Shopping Centre, the Asda Hypermarket and the Fort Kinnaird retail and leisure complex. Schooling is well represented from nursery to senior level. The city bypass and main motorway networks are also within easy reach.

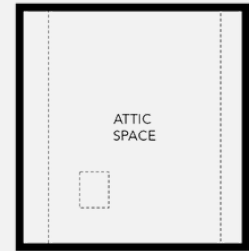




GROUND FLOOR



FIRST FLOOR



ATTIC

## Accommodation

|                        |                                      |
|------------------------|--------------------------------------|
| <b>Lounge:</b>         | <b>4.4m x 4.85m (14'5" x 15'11")</b> |
| <b>Dining Kitchen:</b> | <b>4.65m x 2.51m (15'3" x 8'3")</b>  |
| <b>Bedroom 1:</b>      | <b>3.45m x 3.53m (11'4" x 11'7")</b> |
| <b>Bedroom 2:</b>      | <b>3.76m x 2.62m (12'4" x 8'7")</b>  |
| <b>Bedroom 3:</b>      | <b>3.23m x 2.67m (10'7" x 8'9")</b>  |
| <b>Bathroom:</b>       | <b>2.03m x 1.83m (6'8" x 6')</b>     |

### Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

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### Agent's Note

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