

9B EDINBURGH ROAD, TRANENT EH33 1AG



FIXED PRICE £410,000

- STUNNING DETACHED VILLA FINISHED TO A HIGH STANDARD.
- EXTENSIVE ACCOMMODATION COMPRISING THREE PUBLIC AND FIVE BEDROOMS TO WITH EN-SUITE FACILITIES.
- ATTRACTIVE PRIVATE GARDENS TO FRONT AND REAR LAID MAINLY TO LAWN WITH MATURE TREES AND PATIO DECKING.
- INTEGRAL GARAGE WITH ELECTRIC DOOR.
- GAS FIRED CENTRAL HEATING WITH QUINTA BOILER.
- SECURITY ALARM SYSTEM

VIEWING

BY APPOINTMENT TELEPHONE

07779014155 OR 01875 610432



HALL

Access via entrance vestibule. Walk in storage cupboards. Ceramic floor tiles.

LOUNGE (19'4" x 16'5")

Window to front and French doors to rear garden. Remote control living flame gas fire. TV aerial point. Varnished wood floor.

SITTING ROOM (19'11" x 13'1")



Window to front. TV aerial point. Remote control electric fire. Fitted carpet.

DINING ROOM (15'1" x 11'3")

Accessed from kitchen and hall. Window to rear. Fitted carpet.

FAMILY KITCHEN (15'8" x 15'8")



Window to rear. Five burner gas hob, electric oven and extractor hood in brushed steel. Extensive kitchen units with co-ordinated worktop surfaces. Modern sink unit with mixer tap. Ceramic floor tiles.

UTILITY ROOM (9'1" x 7'10")

Window and door to rear garden. Selection of kitchen units and co-ordinated worktop surfaces. Stainless steel sink and drainer. Automatic washing machine and dryer. Ceramic floor tiles.

DRYING ROOM (7'10 x 6'7")

Wall mounted Quinta gas boiler. Electric expelair.

STUDY/BEDROOM 5 (15'5" x 10'1")

Window to front. Telephone and broadband points. Laminate wood floor.

CLOAKROOM/WC (6'10" x 4'9")

Window to front. WC and wash hand basin in white. Electric expelair. Ceramic floor tiles.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



STAIR AND LANDING

Window at half landing. Walk in storage cupboards. Hatch to insulated attic space. Fitted carpet.

MASTER BEDROOM (16'3" x 15'10")

Window to front. Built in wardrobe unit. Partially coombed ceiling. Fitted carpet.

DRESSING ROOM (9'10" x 6'2")

Enters via double doors from master bedroom. Built in wardrobe unit. Fitted carpet.

EN-SUITE BATHROOM (14'9" x 13'3")

Enters from dressing room. Window to front. Partially coombed ceiling. Jacuzzi bath, WC, bidet and "his and hers" wash hand basins. Heated towel rail. Ceramic floor tiles.

BEDROOM 2 (16'3" x 15'8")

Window to front. Partially coombed ceiling. Mirror door wardrobe units. Fitted carpet.

EN-SUITE SHOWER ROOM (9'4" x 4'2")

Large shower cubicle. WC and wash hand basin. Heated towel rail. Velux window. Ceramic floor tiles.

BEDROOM 3 (15'8" x 12'3")

Window to rear. Built in wardrobe units. Fitted carpet.

BEDROOM 4 (15'6" x 12'9")

Window to rear. Mirror door wardrobe unit. Partially coombed ceiling. Fitted carpet.

FAMILY BATHROOM (11'6" x 11'3")



Window to rear. Shower cubicle, bath, WC and wash hand basin in white. Partially coombed ceiling. Ceramic floor tiles.

EXTRAS

All carpets, fires, kitchen and utility room appliances and garden shed.

135 GORGIE ROAD

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