

BLACKBURN
3 DAISYHILL COURT EH47 7EJ



OFFERS OVER £235,000

- SUPERB, SPACIOUS DETACHED FAMILY VILLA WITHIN EXCLUSIVE DEVELOPMENT OF QUALITY PROPERTIES.
- THE ACCOMMODATION COMPRISES –VESTIBULE, HALL, LOUNGE, DINING KITCHEN, FAMILY ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER, FOUR ADDITIONAL DOUBLE BEDROOMS, FAMILY BATHROOM AND ADDITIONAL UPSTAIRS SHOWER ROOM.
- DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING WITH COMBI BOILER AND AN ADDITIONAL SUPASTOR UNVENTED WATER HEATER.
- INTEGRAL GARAGE WITH ELECTRIC ROLLER DOOR INCORPORATING A NEWLY FITTED UTILITY AREA.
- PRIVATE GARDENS TO FRONT AND REAR WITH MONOBLOCK DRIVEWAY.

VIEWING:
BY APPOINTMENT TELEPHONE
07814 891509 OR AGENTS

ENTRANCE VESTIBULE (6'7" x 3'9")

Radiator. Astragal glazed door to hall. Glazed tile floor.

HALL (33' x 7' (at widest))

Access to integral garage. Radiator. Extensive storage cupboards. Natural oak flooring.

LOUNGE (15'2" x 12'1")



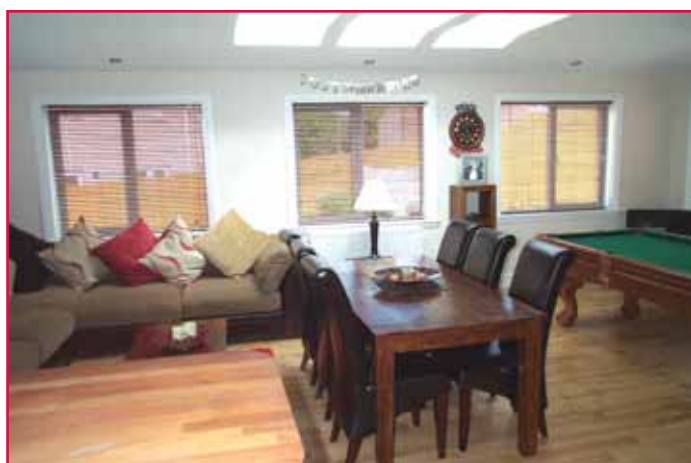
Picture window to front. Radiator. TV aerial point. Remote control electric fire with marble hearth and surround. Oak flooring.

DINING KITCHEN (16'2" x 10'2")



Open plan to family room. New fitted kitchen with cream floor and wall units with solid wood worktop surfaces and breakfast bar. NEFF five burner gas hob with glass splashback and extractor fan. Built in NEFF double oven, integrated dishwasher and American style fridge/freezer. Ceramic floor tiles.

FAMILY ROOM (26' x 16'7")



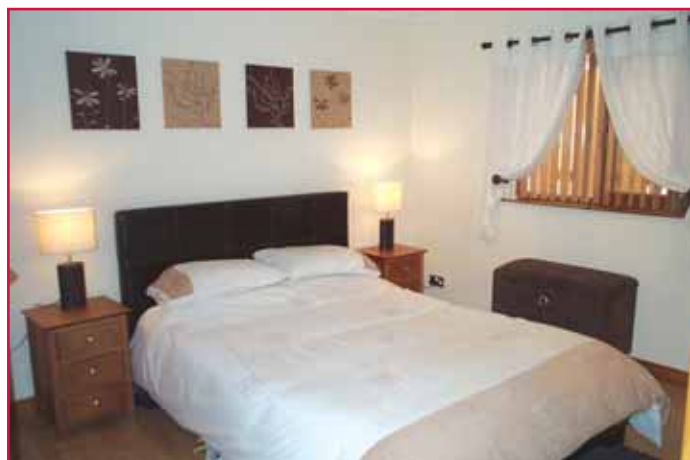
French doors leading to patio area. Six windows and three velux windows. Three radiators. TV aerial point. Oak flooring.

MASTER BEDROOM (12'3" x 11'2")

Window to side. Radiator Double mirror door wardrobe unit. Fitted carpet.

EN-SUITE SHOWER ROOM (7'10" x 5'2")

Fully tiled shower cubicle. WC and wash hand basin in white. Chrome heated towel rail. Electric expelair. Ceramic floor tiles.



BEDROOM 2 (17'10" x 12'5")

A spacious and bright room with window to front. Three door mirror fronted wardrobe unit. Partially coombed ceiling. Radiator. Fitted carpet.

BEDROOM 3 (14'8" x 12'5")

Another spacious room with window to rear. Two x two door fronted mirror wardrobe units. Radiator. Partially coombed ceiling. Fitted carpet.

BEDROOM 4 (12'1" x 10'1")

Again a good sized double bedroom with window to side. Four door mirror fronted wardrobe unit. Radiator. Laminate wood floor.

BEDROOM 5/STUDY (12'1" x 9'10")

This extra double bedroom is currently utilised as a study. Window to side. Astragal glazed door to hall. Radiator. Oak flooring.

FAMILY BATHROOM (8'6" x 6'11")

Window to side. Modern bath with WC and opaque glazed sink unit with mixer tap. There is also a separate shower cubicle. Electric expelair. Fully tiled. Heater towel rail in chrome. Sunken eyeball spotlights. Ceramic floor tiles.

LANDING AND STAIR (12'6" x 9'10")

The landing provides an additional living area. Radiators x 2. Velux windows x 2. Walk in storage cupboard. Fitted carpet. Give access to bedrooms 2 and 3 and shower room.

UPSTAIRS SHOWER ROOM (7'11" x 5'7")

Fully tiled shower cubicle. Electric heated towel rail. WC and wash hand basin in white. Velux window. Ceramic floor tiles.

EXTRAS

Many quality extras included in sale.

ENTRY

Negotiable.



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.

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