

GRIGOR ♦ HALES

SOLICITORS & ESTATE AGENTS

STENHOUSE 16/2 STEVENSON DRIVE



FIXED PRICE £177,950

TASTEFULLY DECORATED AND SPACIOUS UPPER VILLA FLAT WHICH HAS BEEN EXTENDED INTO THE ATTIC SPACE. THE ACCOMMODATION, MORE PARTICULARLY DESCRIBED OVERLEAF, COMPRISES:- HALL, LOUNGE, MODERN FITTED KITCHEN, THREE DOUBLE BEDROOMS AND BATHROOM. THIS PROPERTY ALSO BENEFITS FROM UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING WITH COMBI BOILER. THERE ARE ATTRACTIVE AREAS OF PRIVATE GARDEN TO THE SIDE AND REAR OF THE PROPERTY AND A COMMUNAL BACK GREEN.

VIEWING:

SUNDAYS 2.00 - 4.00 PM OR BY APPOINTMENT
TELEPHONE 07971 728908 OR AGENTS ON 0131 313 5556

e-mail: grigorhales@hotmail.co.uk

ESTATE AGENCY BRANCHES

162 DALRY ROAD, EDINBURGH, EH11 2EG, TEL: 0131-313 5556, FAX: 0131-313 3559 -
44 EAST MAIN STREET, BROXBURN, EH52 5AE, TEL: 01506 507101

HALL



Window to rear. Understair storage cupboard. Radiator. Dining area Laminate wood floor. Enters via carpeted stair.

STAIR

Fitted carpet.

LOUNGE (17'4" x 10'6")



Two windows to front. Cornice. TV aerial point. Telephone point. Radiator. Fitted carpet.

KITCHEN (8'9" x 6'6")



Window to rear. Good selection of modern kitchen units with co-ordinated worktops in beech. Fitted gas hob, electric oven and extractor hood. Stainless steel sink and drainer with splash tiling. Plumbing for automatic washing machine. Radiator. Vokera gas boiler. Vinyl floor covering.

BEDROOM 1 (11'6" x 11'5")

Window to front. Radiator. Fitted carpet.

BEDROOM 2 (16'2" x 8')

Window to rear. Under eave storage cupboard. Partially coombed ceiling. Radiator. Fitted carpet.

BEDROOM 3 (12'7" x 8'4")

Window to rear. Partially coombed ceiling. Radiator. Fitted carpet.

EXTRAS

All carpets, gas hob, electric oven and extractor hood, automatic washing machine, fridge, freezer and bathroom accessories.

ENTRY

Negotiable.

DIAL ♦ A ♦ QUOTE

- ❖ FULL ESTATE AGENCY SERVICE
- ❖ FREE PRE-SALE VALUATIONS
- ❖ FIXED FEE CONVEYANCING
- ❖ NO SALE NO FEE

0131 - 313 5556



THESE PARTICULARS WHILST BELIEVED TO BE CORRECT CANNOT BE GUARANTEED AND NO WARRANTY IS GIVEN. PURCHASERS MUST SATISFY THEMSELVES IN ALL RESPECTS. MEASUREMENTS ARE FOR GUIDANCE ONLY.