

GOREBRIDGE
1 GREENHALL ROAD EH23 4AW



FIXED PRICE: £190,000

- IMMACULATE AND SPACIOUS SEMI DETACHED VILLA RECENTLY CONSTRUCTED IN POPULAR RESIDENTIAL AREA.
- THE ACCOMMODATION COMPRISES HALL, LOUNGE, DINING KITCHEN, DOWNSTAIRS CLOAKROOM, FOUR BEDROOMS, FAMILY BATHROOM AND ADDITIONAL SEPARATE SHOWER ROOM.
- QUALITY FINISHES THROUGHOUT.
- GAS CENTRAL HEATING WITH COMBI BOILER.
- UPVC DOUBLE GLAZING.
- PRIVATE GARDENS TO FRONT AND REAR.
- DOUBLE DRIVEWAY FOR OFF-STREET PARKING.

VIEWING:
BY APPOINTMENT TELEPHONE
07799 645667

HALL

Eyeball spotlights. Coving. Radiator. Understair storage cupboard housing utility meters and fusebox.

LOUNGE (17'11" x 12'9")

French doors and window to rear garden. Astragal glazed door to hall. Two radiators. Laminate wood floor.

DINING KITCHEN (17'11" x 10')

Two windows to front. Astragal glazed door to hall. Good selection of modern kitchen units and co-ordinated worktop surfaces. Integrated dishwasher. Plumbing for automatic washing machine. Brushed steel gas hob, extractor hood and electric oven. Modern sink unit with mixer tap. Radiator. Laminate wood floor.

DOWNSTAIRS WC/CLOAKROOM 6'11" x 2'9")

Window to side. WC and wash hand basin in white. Heated chrome towel rail. Vinyl floor covering.

STAIR AND LANDING

Hatch to attic. Radiator. Fitted carpet.

BEDROOM 1 (12'11" X 8'8")

Window to rear overlooking Pentland Hills. TV aerial point. Telephone point. Radiator. Coving. Fitted carpet.

BEDROOM 2 (9' x 8'6")

Window to rear. TV aerial point. Telephone point. Radiator. Fitted carpet.

BEDROOM 3 (10' x 8'8")

Window to front. TV aerial point. Telephone point. Radiator. Built in storage cupboard. Fitted carpet.

BEDROOM 4 (10'1" x 8'6")

Window to front. TV aerial point. Telephone point. Radiator. Built in storage cupboard. Fitted carpet.

BATHROOM (6'10" x 5'7")

Window to side. Three piece suite in white. Electric expelair. Heated chrome towel rail. Wood floor.

SHOWER ROOM (5'8" x 2'6")

Fully tiled shower room. Electric Mira Sports shower. Ceramic floor tiles.

EXTERNALLY

The French doors lead to the rear garden which is fully enclosed and laid mainly to lawn with a paved patio area. To the front there is a double driveway for off-street parking.



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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