

CURRIE

101 Dolphin Road EH14 5SA
OFFERS OVER £140,000

*Recently refurbished and upgraded semi detached villa in large corner plot
Entrance hall, living room, fully fitted kitchen, two double bedrooms and bathroom/shower
Full gas central heating, UPVC double glazing. Gardens front, side and rear.
Newly fitted kitchen, Newly fitted bathroom
New carpets and floor coverings.*

Viewing Thursdays 7pm-8.30pm Sundays 3pm-5pm



Entrance Hall

Accessed by a UPVC door and providing access to the lower floor accommodation. Central heating radiator. Double power point. Ceiling light. Stair to upper floor. New fitted carpet.

Living Room/Dining Room (21'4" x 10'5")



Large living room with aspects to front and rear. Twin ceiling lights. Fireplace with wooden fire surround, marble insert and hearth housing gas fire. Two central heating radiators. Telephone points. TV point. Three double power points. Twin UPVC patio doors lead to steps down to south facing rear garden. Serving hatch to kitchen. New fitted carpet.

Kitchen (12'5" x 6'3")



Newly fitted kitchen with ample base and wall units and UPVC window to south. Belfast style sink with mixer tap in chrome. Base and wall units with beech effect finishes and brushed steel fittings. Brushed steel splash backs. Hotpoint freezer, fridge and automatic washing machine all included together with the Creda electric cooker. Beech, freestanding storage unit with butcher block worktop. Under stair cupboard. Three double and one single power points at upper level plus dedicated points. UPVC door leading to side garden area. Triple ceiling light. UPVC window to south. Slate effect laminate floor.

Upstairs Hall

Double power point. Telephone point. Access to attic and window to side. Fitted carpet.

Double Bedroom 1 (13'11" x 9'10")



Large double bedroom with twin UPVC double glazed windows to front. Cupboard with hanging rail. Two double power points. Fitted carpet.

Double Bedroom 2 (10'5" x 10'7")

Further double bedroom with twin UPVC double glazed windows to rear. Ceiling light. Built in cupboard with hot water tank and shelving over. Central heating radiator. Two double power points. Fitted carpet.

Bathroom (6'4" x 5'7")

Good sized bathroom with frosted UPVC double glazed window to rear. Fitted with a new three piece white suite with chrome taps and fittings. Electric shower with chrome attachment. Central ceiling light. Corner medicine cabinet with mirror. Central heating radiator. Ceramic tile effect laminate floor.

Garden

Laid mainly to lawn with trees and shrubs and hedge boundary. Paved pathway leading from front round side to rear. Rear area with clothes poles and area with shrubs.

Attic

Large attic providing further storage

Extras

All fitted carpets together with the fridge, freezer, washing machine and cooker.

Note

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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