





Not to be missed, a must on your viewing list. McDougall McQueen present to the market this fabulous four bedroom detached villa with private gardens to the front and rear along with a driveway and single garage. The property is quietly situated within a sought after, modern development built circa 2019 which lies south of the City, close to excellent commuting links, many local amenities and surrounded by beautiful countryside. Presented to the market in immaculate order throughout we would recommend an early viewing.

- Reception hallway with a useful understairs storage.
- Bright and spacious front facing living room.
- Impressive kitchen diner equipped with a good range of wall and base units along with integrated appliances. French doors give direct access to the rear garden.
- Downstairs cloaks comprising WC and wash hand basin.
- Utility room with a useful storage cupboard, door to rear garden along with a door accessing the garage.
- Upper landing with linen cupboard, hatch to attic storage.
- Master bedroom front facing with built in wardrobes
- along with a useful storage cupboard, en-suite.
- Double bedroom front facing with built in wardrobes.
- Rear facing double bedroom with built in wardrobes.
- Double bedroom rear facing with built in wardrobes.
- Bathroom comprising WC, wash hand basin, bath, shower cubicle, ladder radiator and fixed mirror.
- Double glazing.
- Gas central heating.
- Enclosed southwest facing rear garden.
- Private garden to the front.
- Single garage and driveway.



Location

The property is situated within a sought after modern development which lies approximately four miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local amenities with Straiton Retail Park a short distance providing many high street names. Cameron Toll Shopping Centre is also within easy reach providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braids along with Blackford Hill and the Royal Observatory close by offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach with the new Frogston Primary School now open.

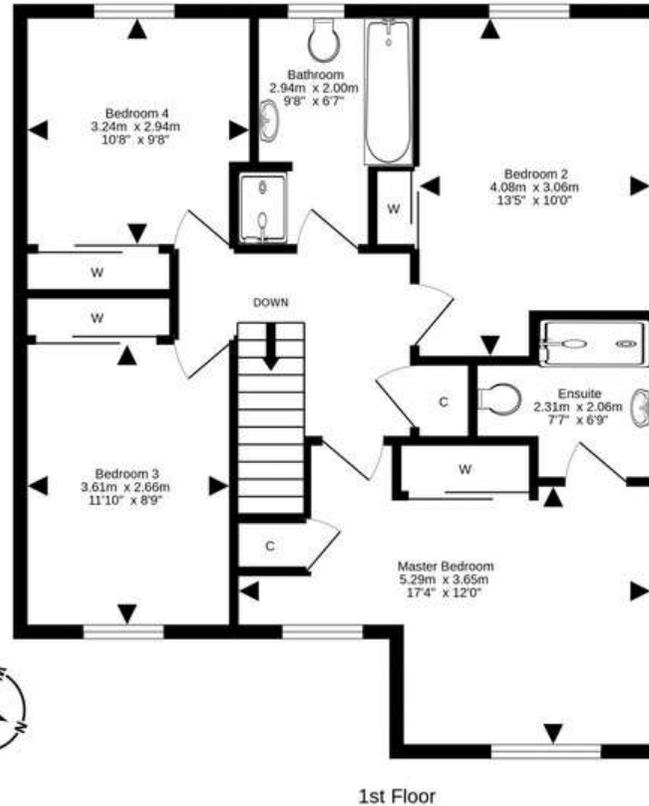
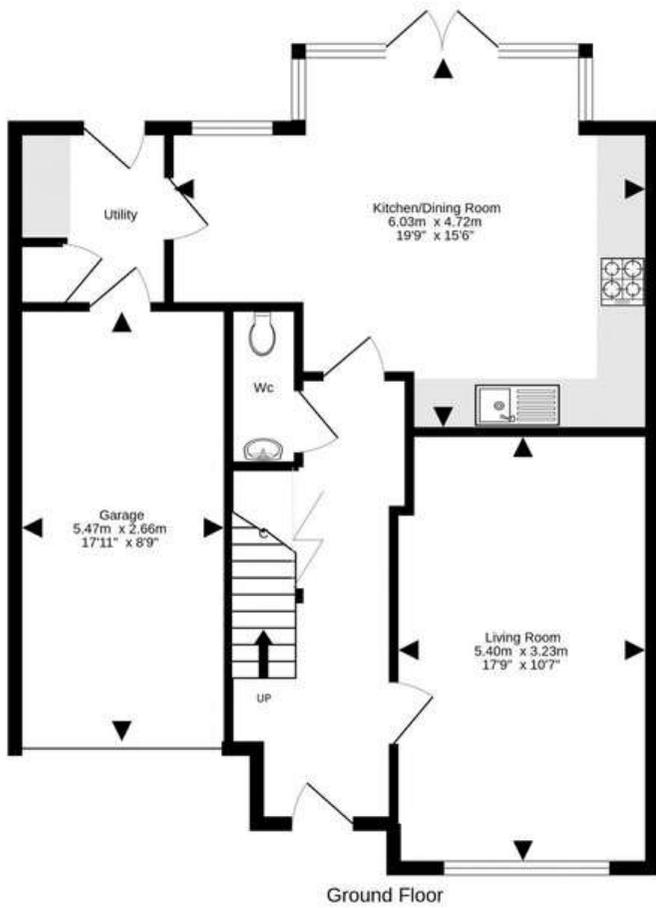
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2022



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

