







Representing an ideal family home, this detached house is situated in St Madoes, tucked within a quiet cul-de-sac in an established modern development. The house comes with three bedrooms, two reception areas, a dining kitchen, and two bathrooms (plus a WC), as well as a generous garden, an attached single garage, and a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated hob/oven will be included in the sale.

## FEATURES

- Detached house in St Madoes
- Quiet cul-de-sac setting
- Entrance hall with WC
- South-facing living room
- Versatile conservatory
- Modern dining kitchen
- Three double bedrooms
- One en-suite shower room
- Separate bathroom
- Large rear garden
- Attached single garage
- Private driveway
- Gas central heating and double glazing
- EPC rating - C
- Council Tax Band - E









"AN IDEAL FAMILY HOME,  
THIS DETACHED HOUSE IS  
SITUATED IN ST MADDOES,  
TUCKED WITHIN A QUIET  
CUL-DE-SAC"



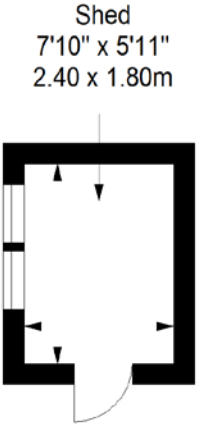




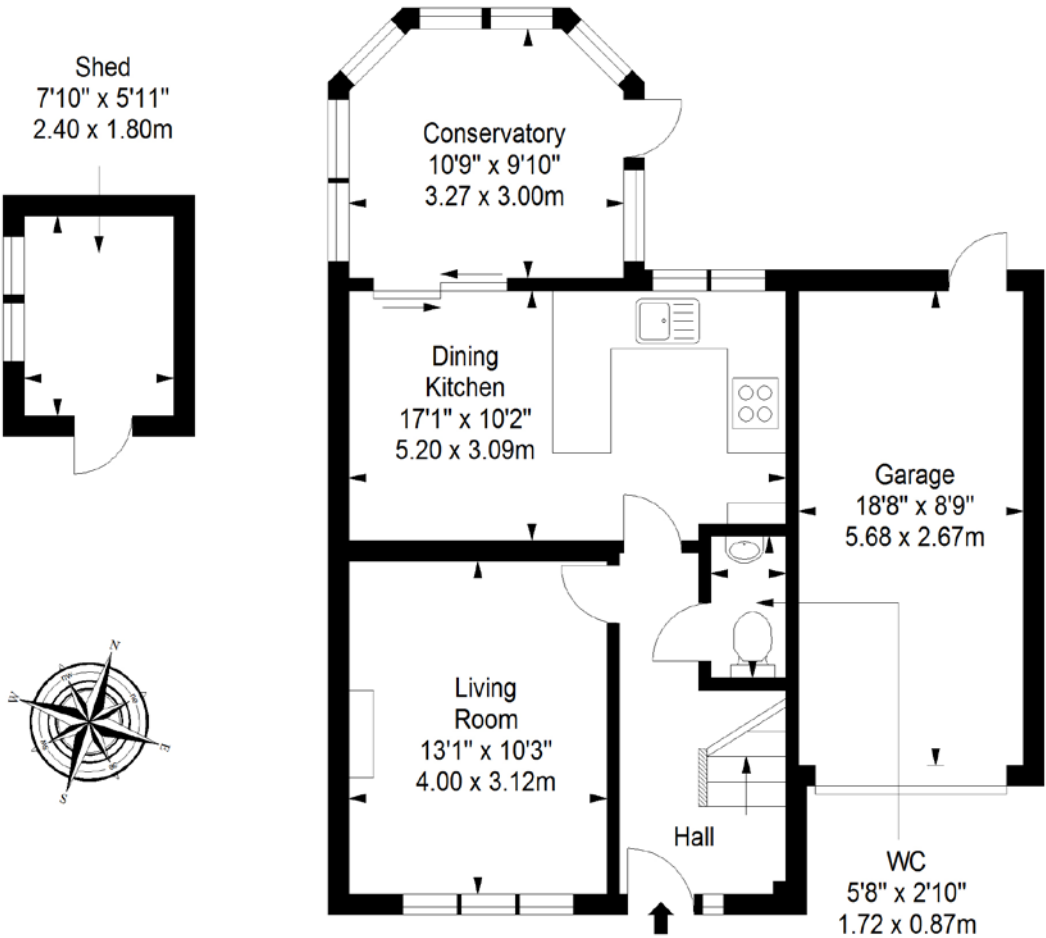


FLOORPLAN

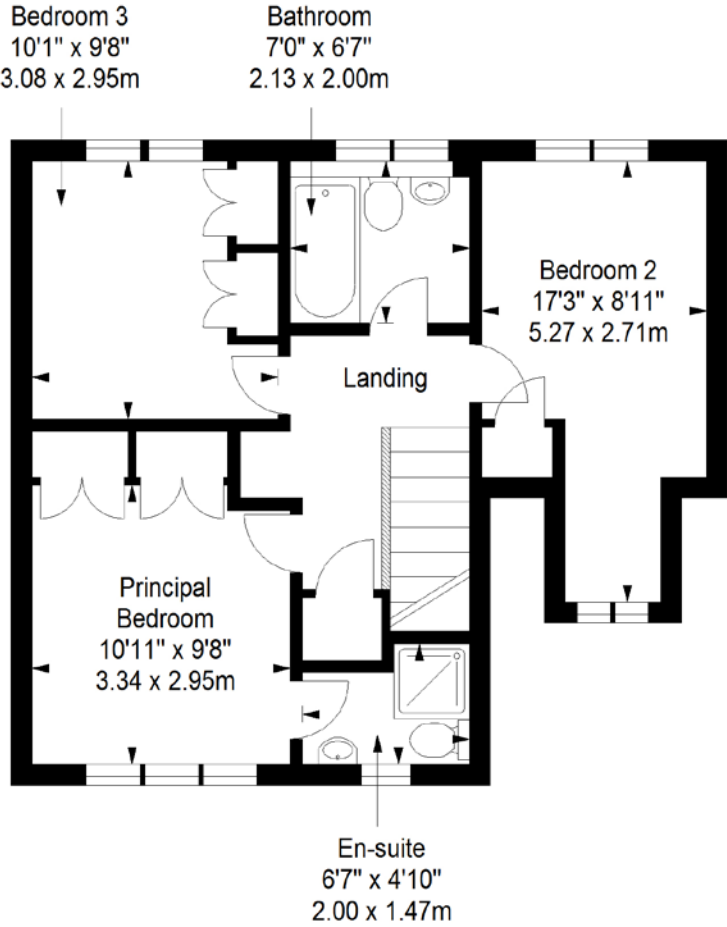
Shed  
Approx. 4.3 sq. metres (46.3 sq. feet)



Ground Floor  
Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor  
Approx. 50.6 sq. metres (544.6 sq. feet)



Total area: approx. 119.0 sq. metres (1280.9 sq. feet)



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## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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