





This semi-detached house is situated in Pencaitland and offers a living room, a dining kitchen, two double bedrooms, and a shower room, plus a spacious private garden and private multi-car driveway. On offer is a 25% share of the property, the remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £292.55 is payable to the Association. In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas  
Extras: Included in the sale are: an oven, hob, extractor hood, washing machine, tumble dryer, dishwasher and shed. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Semi-detached house in Pencaitland
- Quiet cul-de-sac setting
- 25% shared ownership
- Entrance vestibule and hall with storage
- Generous living room with garden access
- Modern dining kitchen
- Two double bedrooms
- Shower room
- Good-sized rear garden
- Private multi-car driveway









"THIS TWO-BEDROOM SEMI-DETACHED HOUSE IS SITUATED IN A QUIET CUL-DE-SAC IN PENCAITLAND."





EPC RATING:

C

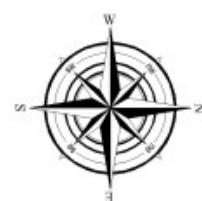
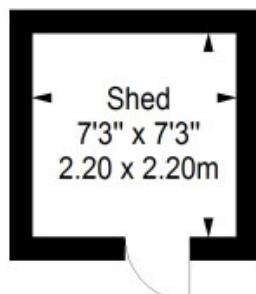
COUNCIL TAX BAND:

C

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

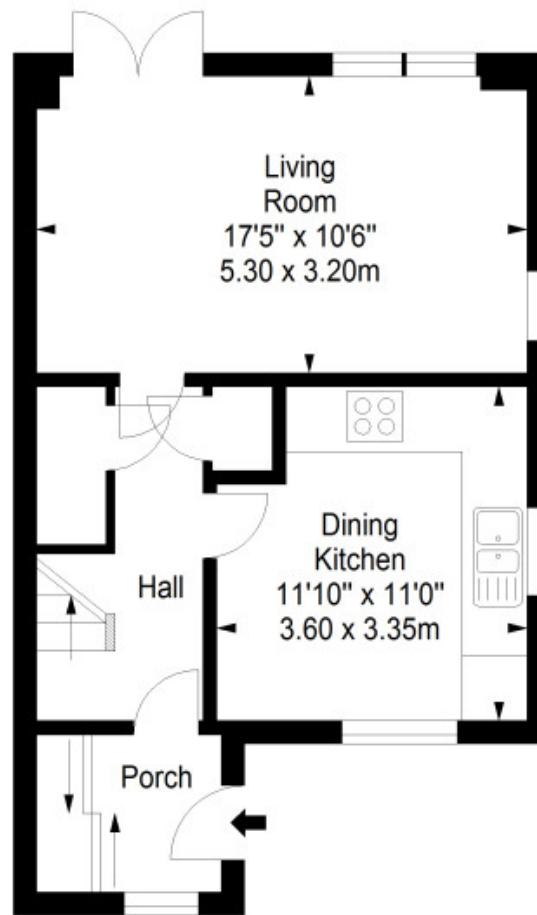
### Shed

Approx. 4.8 sq. metres (51.7 sq. feet)



### Ground Floor

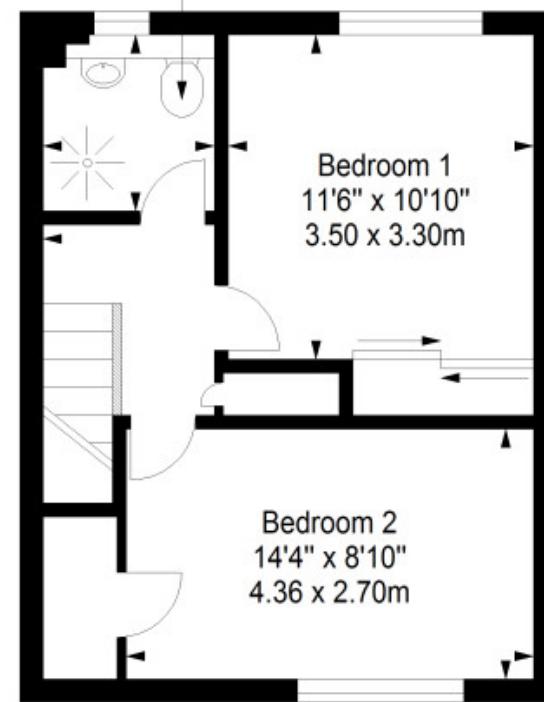
Approx. 40.4 sq. metres (434.9 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)

Wet Room  
6'3" x 6'3"  
1.90 x 1.90m



Total area: approx. 81.9 sq. metres (881.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

## BORDERS

01890 880 008

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.