



19 BILL DOUGLAS GROVE

NEWCRAIGHALL, EDINBURGH, EH21 8RS



1 PUBLIC



4 BED



2 BATH

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19

BILL DOUGLAS GROVE

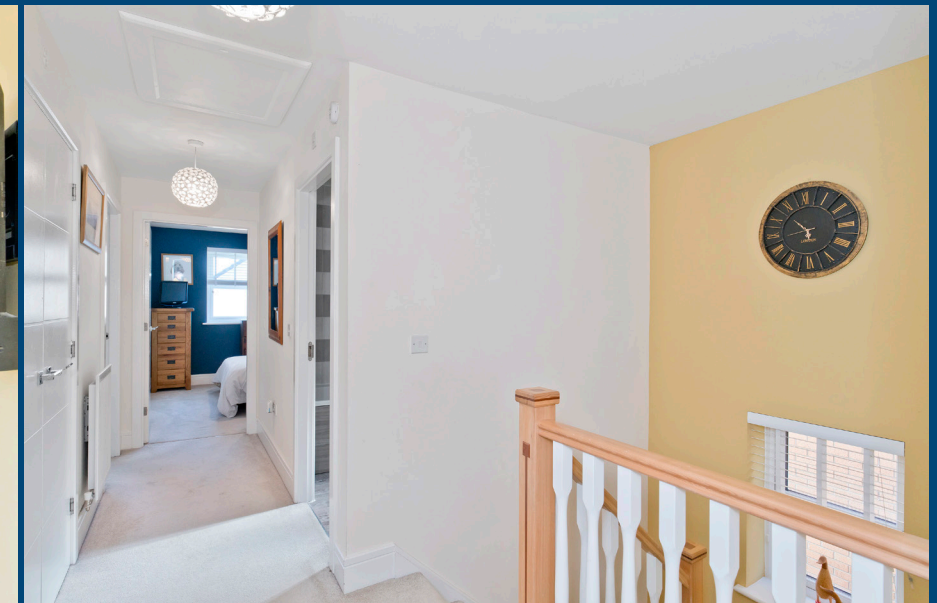
This tastefully-presented detached family home boasts four bedrooms, two bathrooms, a formal living room, and a social open-plan kitchen and dining/family room with bi-folding doors opening onto a securely enclosed garden. Excellent private parking is provided with a driveway and an integral single garage, whilst the property's leafy parkside setting lies close to excellent transport connections and local amenities.

Features

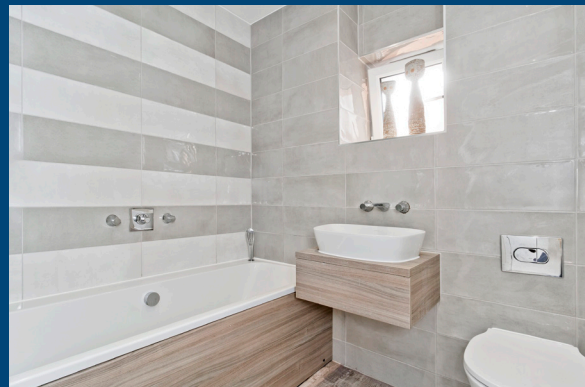
- Modern detached house with tasteful interiors
- Entrance hall with WC and storage
- Versatile living room
- Open-plan integrated kitchen and dining/family room
- Three double bedrooms (two with storage)
- One single bedroom/home study
- Principal en-suite shower room
- Family bathroom
- Well-kept front garden and enclosed rear garden
- Integral single garage
- Private driveway
- Gas central heating and double glazing



“...Modern detached house with tasteful interiors and an open-plan integrated kitchen and dining/family room...”



“...Three double bedrooms
and one single bedroom/
home study...”



EPC Rating - C

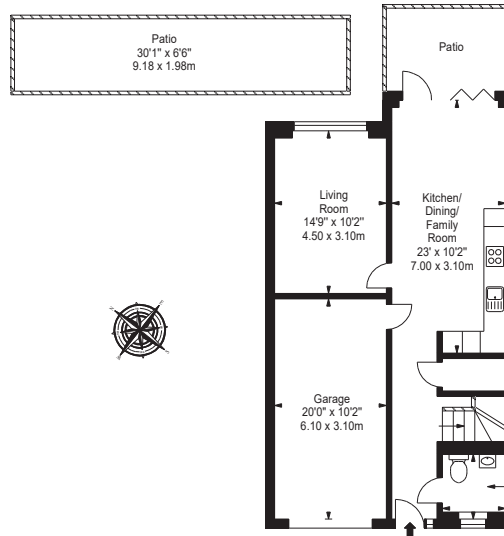
Home Report Value - £380,000

For up to date price & viewing information contact VMH Property or visit us online.

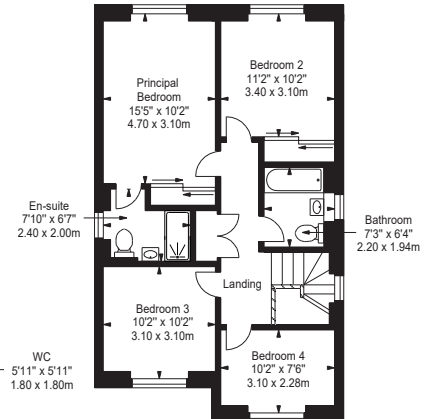


Extras: All fitted floor and window coverings, light fittings (with the exception of the living room and kitchen/dining area), and integrated fridge/freezer, dishwasher, double oven, and plate warmer are included in the sale.

Ground Floor
Approx. 71.1 sq. metres (765.3 sq. feet)



First Floor
Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 136.2 sq. metres (1466.0 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.