





This upper quarter villa (with a main door entrance) benefits from easily adaptable neutral décor, as well as access to unrestricted on-street parking and south-facing rear gardens with private and communal areas. Ideal for professionals or those with young families, the villa boasts a bright and spacious reception room with handy access to a south-facing kitchen, two comfortably carpeted double bedrooms, and a contemporary shower room.

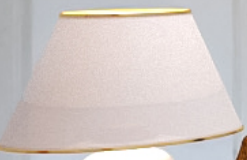
Extras: All fitted floor and window coverings and light fittings are included.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



FEATURES

- Upper quarter villa with private entrance
- Appealing neutral decoration
- Airy entrance hall
- Bright and spacious living/dining room
- South-facing kitchen
- Two double bedrooms
- Modern shower room
- Private and communal south-facing gardens
- Unrestricted on-street parking
- Gas central heating and double-glazing







“THE SUBURBAN AREA OFFERS EVERYDAY SHOPPING, EASY ACCESS TO THE BYPASS/M8, AND BUS LINKS INTO THE CITY, DAY AND NIGHT. ”





EPC RATING:

D

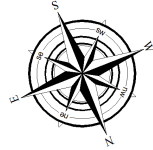
COUNCIL TAX BAND:

B

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

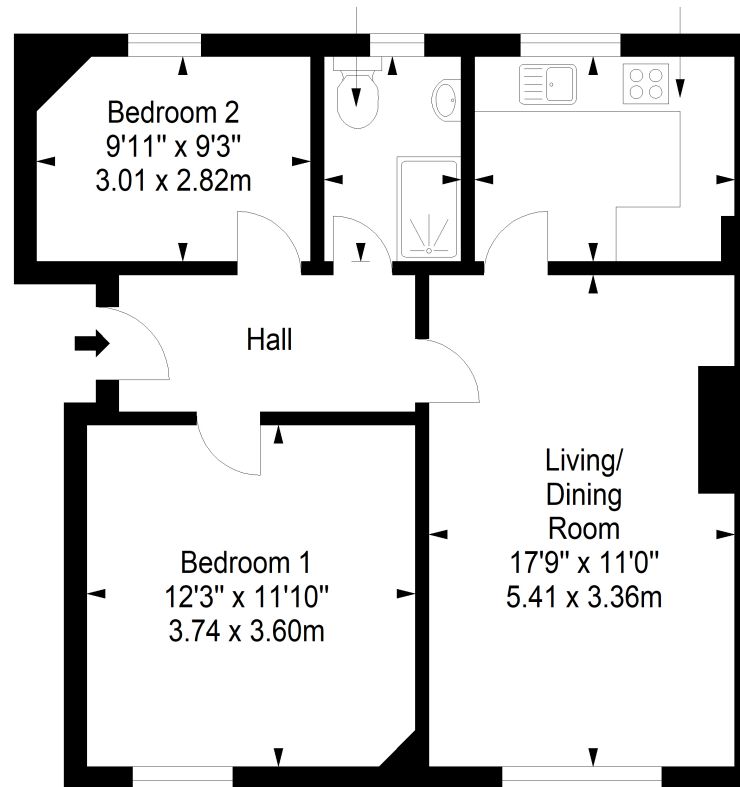
First Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Shower Room
7'2" x 4'10"
2.18 x 1.47m

Kitchen
9'3" x 7'4"
2.83 x 2.23m



Total area: approx. 56.0 sq. metres (602.8 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.