





# Get in touch

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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.



## Welcome

Set in a popular residential neighbourhood, this impressive end terraced, three-bedroom villa has immense appeal and early viewing is recommended.

Accommodation comprises, a welcoming entrance hall leading to spacious lounge with double glazed patio doors looking towards well maintained rear garden, a fitted kitchen with appliances and a separate dining room that has potential to be a home study or additional bedroom.

Staircase leads to all three bedrooms and they are bright and airy. Two double bedrooms and a single bedroom/study. Family bathroom is complete with a shower over bath.

There is small garden strip to front and a fully fenced, private garden to the rear.

The sale includes fitted carpets, blinds, curtains and kitchen appliances.

This landscaped development provides ample unrestricted parking and is enclosed by high walling separating it from the delightful Water of Leith. Edinburgh's City Centre is only one mile away and there are pleasant off-road walk[1]ways/cycle routes and excellent bus services. Primary Schools, Trinity Academy, and Tesco's supermarket at Canonmills are a short stroll away.

Viewing is by appointment. Call agent, Jacquie Sandison 07884 247419 to arrange a suitable time to view.