



GILSON GRAY

LAW • PROPERTY • FINANCE

31 MEADOWSWEET DRIVE- PLOT 143

Edinburgh, EH4 8FD



THE CRIEFF, THE FINAL HOME OF THIS STYLE REMAINING

The Crieff a family home with room to grow

Four double bedrooms, two with en suite, plus a study/fifth bedroom makes The Crieff a family home with room to grow. The four larger bedrooms feature fitted wardrobes, and upstairs is completed by a luxurious family bathroom. Downstairs, the spacious, L-shaped entrance hall gives access to the formal lounge and a large open plan kitchen and family/dining room. A downstairs cloakroom, ample storage, utility room and integral garage cater for all practicalities.

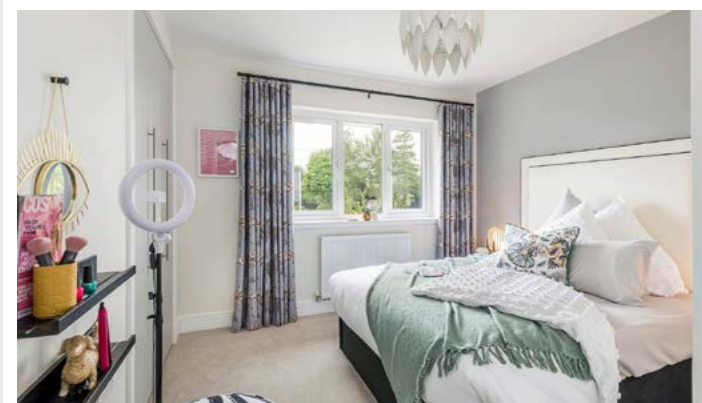


Overall size: 1,827 sq. ft.

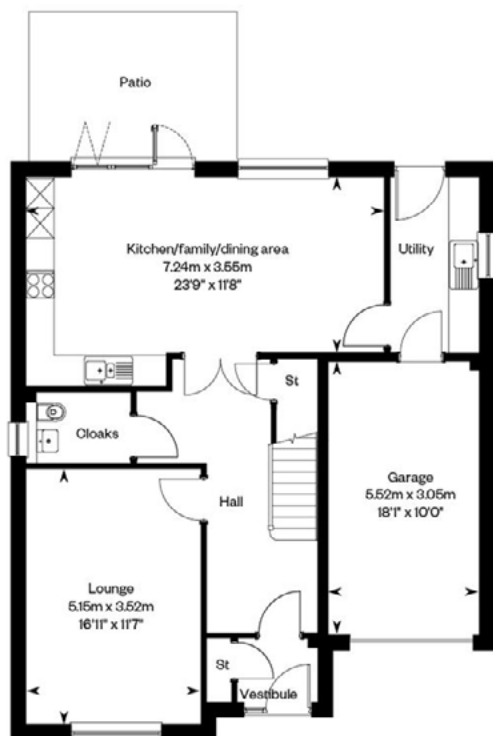
This spacious 5 bedroom family home benefits from:

- 5 double bedrooms all with fitted wardrobes and 2 with en-suites
- A flexible fifth bedroom - perfect as a home office or playroom
- An open plan kitchen/family/dining area
- A separate lounge to the front of the home
- A separate utility room
- An integrated garage
- Overall size of 1,827 sq. ft.
- PEA Rating: B

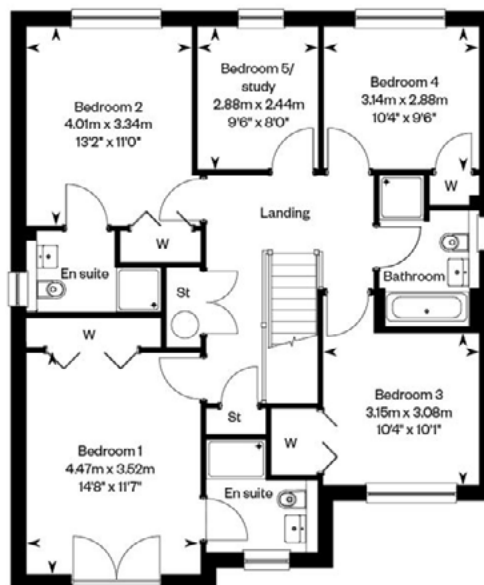
[CLICK HERE for a Virtual Tour of a similar housestyle](#)



GROUND FLOOR



FIRST FLOOR



GILSONGRAY

LAW • PROPERTY • FINANCE

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

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



CHARTERED FIRM

rightmove

Zoopla.co.uk

onTheMarket

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.