

cameron stephen
& co.



1 Silverknowes Southway
Edinburgh
EH4 5PX



Semi Detached
House



accommodation

- Entrance hall
- Sitting room
- Dining room
- Fitted kitchen
- Three bedrooms
- Bathroom
- Single garage

features

- Gas central heating
- Double glazing
- Private garden
- Driveway
- Feature fireplace
- Attic
- Now requires some modernisation

description

Ideal family home, in a quiet residential location. Now requires some modernisation, but offers excellent potential to create a wonderful family home. The accommodation comprises entrance hall, sitting room with large picture window to the front and feature fireplace, semi open plan to dining room with large picture window overlooking the rear garden and an understair storage cupboard, fitted kitchen with door to the rear garden. On the upper floor there are three bedrooms (two with storage cupboards) and a shower room, with corner cubicle and electric shower fitting. There is a further storage cupboard on the upper landing and an access hatch to the attic, which is partially floored with ladder. A single garage is located to the side of the property and houses the central heating boiler and well maintained, enclosed private garden, with driveway to the front, side and rear. Overall, early viewing is highly recommended.



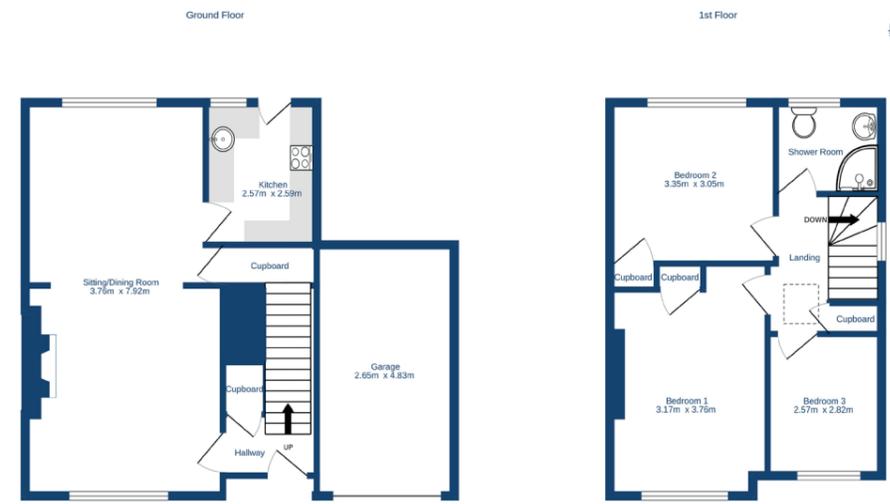
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Home Report
Value: £275,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds and kitchen appliances.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, points and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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