



40 Powderhall Road
Edinburgh
EH7 4GB



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Terraced House



accommodation

- Entrance hall
- Sitting room
- Dining room open plan to
- Fitted kitchen
- Utility room
- Master suite
- Two further double bedrooms
- Family bathroom
- WC

features

- Ideal family home
- Gas central heating
- Double glazing
- Enclosed rear garden
- Residents permit parking (x2 permits)

description

This is a well proportioned, modern terraced home on three levels, which offers flexible accommodation. Ideal location, close to the City Centre and an abundance of boutique shops, cafes, bars and restaurants on nearby Broughton Street and Canonmills. as well as a Tesco and Lidl Supermarkets, as well as easy access to the Water of Leith and other walkways and / cycle network across the City and beyond. The accommodation briefly comprises: entrance hallway with convenient downstairs cloakroom and stair to the upper level, cosy bay windowed sitting room with sliding doors to the stylish dining kitchen fitted with a fabulous assortment of sleek contemporary units and coordinated worktops, ample space for a table and chairs and French doors to the rear garden, a useful utility room. On the top floor there is a generously proportioned principal bedroom with fitted wardrobes and en-suite shower room off. On the first floor, there are two good sized double bedrooms (one with balcony to the front) and both with fitted wardrobes, and a family bathroom with three piece white suite and over-bath mains shower. The enclosed rear garden has a sun deck and lawn area as well as a rear access gate. Overall, viewing is highly recommended.



EPC:
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Home Report
Value: £600,000

The development is Factored by Charles White and a payment of approx. £55 per quarter covers maintenance of the communal grounds and private residents permit parking.

Items to be included in the sale price:

Fitted flooring, blinds, curtains, kitchen appliances (oven, hob, extractor, microwave, fridge/freezer, washing machine and dishwasher) and garden shed.

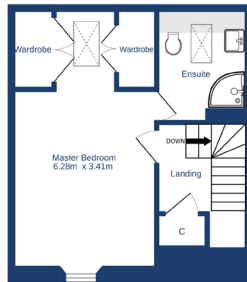
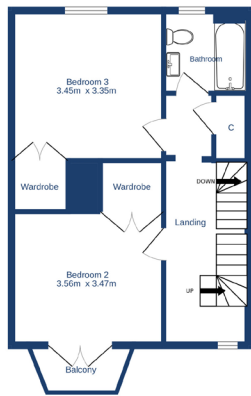
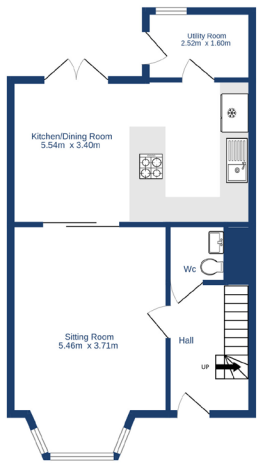




Ground Floor
50.1 sq.m. approx.

1st Floor
42.9 sq.m. approx.

2nd Floor
33.4 sq.m. approx.



TOTAL FLOOR AREA : 126.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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