cameron stephen
& co.



86 Gilberstoun,
Edinburgh
EH15 2QY

2 3 1

Semi Detached House











accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Three bedrooms
- Bathroom
- Garage

features

- Gas central heating
- Double glazing
- Modern shutters
- Enclosed rear garden
- Excellent family home
- Quiet established development

description

Forming part of a quiet, yet established residential development, located to the East of the City Centre. Easy access to the A1 and in turn the city by-pass, excellent bus routes and of course the train station at Brunstane making the journey into Edinburgh Waverley only 11 minutes. This is a spacious family home with a number of modern features including shutters and a media wall. The accommodation comprises, on the ground floor, entrance hall and stair, sitting room / dining room with parquet style flooring, and fitted kitchen with appliances and understair storage cupboard. On the upper floor there are three good sized bedrooms (2 with fitted wardrobes) and the family bathroom with white suite and thermostatic shower fitting over the bath. There is an enclosed rear garden and a single garage completes the specification. Overall this is an excellent family home and early viewing is highly recommended.

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Home Report
Value: £320,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, shutters, blinds, oven, hob, extractor hood, fridge/freezer and dishwasher. Please note the washing machine and freezer in the garage are specifically excluded from the sale.













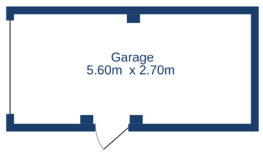




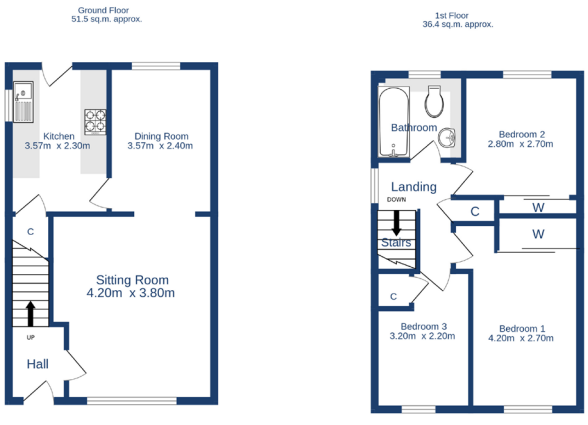














Gilberstoun

TOTAL FLOOR AREA : 89.5 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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