

OFFERS OVER £225,000

23 Bailie Terrace
Edinburgh, EH15 3BT

drummondmiller
Solicitors & Estate Agents



- Quietly located 1920's semi-detached villa
- Living room and separate dining room/kitchen area
- Two double bedrooms and upstairs shower room
- Downstairs Study/office
- Gas central heating and double glazing
- Offers great potential for alterations/conversion
- Driveway, garage and large rear garden
- Popular estate within easy reach of amenities
- EPC C

Description

This well-proportioned extended semi-detached villa (83 sqm) is very spacious and would benefit and would suit a variety of buyers looking for accommodation with tremendous potential. There is a living room extending through to the dining room/separate kitchen with access directly available to the rear garden through the sliding patio door. There is also a convenient office/study which completes the ground floor. Two double bedrooms and the shower room are found upstairs. There is also a large attic space which has potential for conversion (subject to necessary consents).





Central Heating and double glazing

Gas central heating and UPVC replacement double glazing.

Garden

The property benefits from a gated driveway, garage and well positioned large rear garden.

Location

The immediate area provides excellent everyday amenities, such as a large major supermarket, Fort Kinnaird Retail Park, other essential services, schools (the catchment primary and secondary schools are both within easy walking distance), transport links, including regular buses and rail services from Brunstane train station which is a short walk away, and lovely green spaces.

Council Tax and EPC

It is in Council Tax band E and has a D-rated Energy Performance Certificate.

Extras

All fitted carpets and the cooker are included in the sale price (no warranties given).

Home Report

The property has been valued at £230,000 and a link to the Home Report is available from the ESPC web site

Viewing

By appointment with the Agent telephone 0131 229 3399





23 BAILIE TERRACE, EDINBURGH, EH15 3BT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,223 SQ FT / 114 SQ M
GARAGE 167 SQ FT / 16 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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