







This four/five-bedroom detached house comes with spacious, contemporary interiors, offering its new owners fantastic family accommodation, including a living room and a large, stylish dining kitchen with high-quality worktops and rear garden access. It boasts four/five bedrooms, consisting of a principal suite with a mirrored built-in wardrobe plus an en-suite shower room, and four further bedrooms (two with fitted mirrored wardrobes), plus the versatility to use the fifth bedroom as a home office. Completing the accommodation is a modern, four-piece bathroom and a guest WC. Externally, the property benefits from a landscaped front garden and large, fully enclosed rear garden with outdoor seating, in addition to a multi-car driveway and a double garage. Extras: all fitted floor and window coverings, plus kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Impressive, modern detached house over two floors
- Sought-after residential development in Mortonhall
- Within easy commuting distance of the city centre
- Neutral, contemporary interiors throughout
- Entrance hall with guest WC
- Spacious southeast-facing living room
- Stylish kitchen with large dining area and French doors
- Separate utility room, styled the same as the kitchen
- Principal suite with bedroom, fitted wardrobes and en-suite
- Three further bedrooms (two with fitted wardrobes)
- Versatile study/fifth bedroom with under-stair storage
- Four-piece family bathroom
- Large rear garden with outdoor seating
- Private driveway leading to a double garage
- Gas central heating, double glazing and solar panels
- Factoring Information: There is a factoring arrangement with Ross and Liddle. The monthly charge for this service is around £14.











"THIS GENEROUS DETACHED  
HOUSE ENJOYS  
CONTEMPORARY INTERIORS  
WITH LOVELY GARDENS AND  
EXTENSIVE PRIVATE  
PARKING."









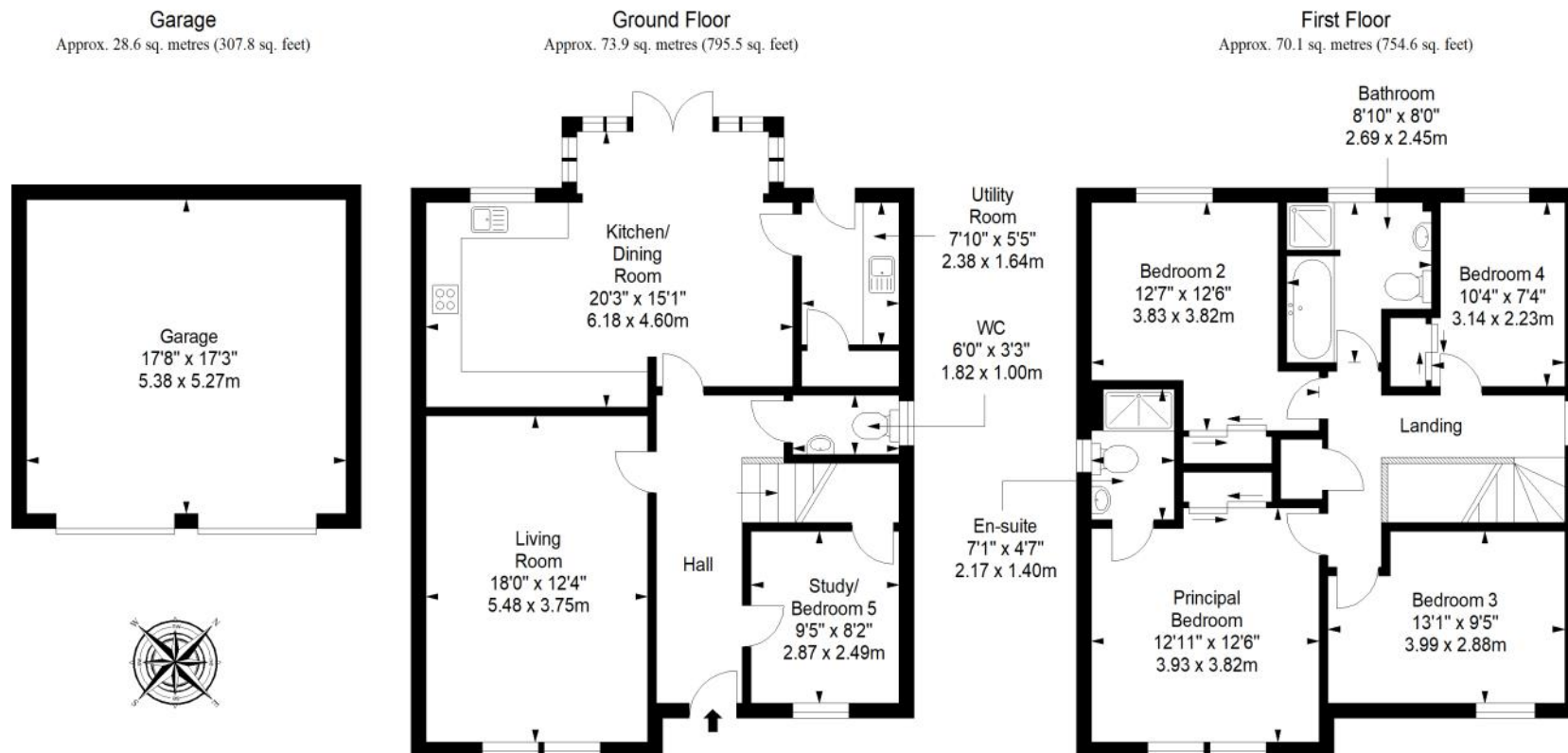
EPC RATING:

B

COUNCIL TAX BAND:

G

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

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## GLASGOW

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## EAST LOTHIAN

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## BORDERS

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