

# BRUNTON

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## RESIDENTIAL



**CRAIGMILLAR CLOSE, BLAKELAW**

Offers Over £150,000



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REFURBISHED THROUGOUT | THREE BEDROOMS | END TERRACED | OPEN PLAN LIVING

Brunton Residential are delighted to welcome to the market this simply stunning three bedroom end terraced house that is presented to a very high standard with open plan living, ground floor WC and stunning gardens. This beautiful family home is a perfect first time buy, for more information please get in touch with our team on 0191 236 8347.



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Craigmillar Close briefly comprises; entrance hallway with two storage areas, ground floor WC. The current owners have reconfigured the ground floor to allow open plan living with kitchen, living and dining area that has French doors leading to the enclosed rear garden. Kitchen offers some integrated appliances, ample work surface area and a breakfasting bar.

Off the landing to the first floor there are three bedrooms, two doubles and one single and a three piece family bathroom with shower over the bath.

Externally there are newly landscaped gardens to the front and rear, the rear with patio area ideal for alfresco entertaining.

For more information and to book a viewing please call our team on 0191 236 8347.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

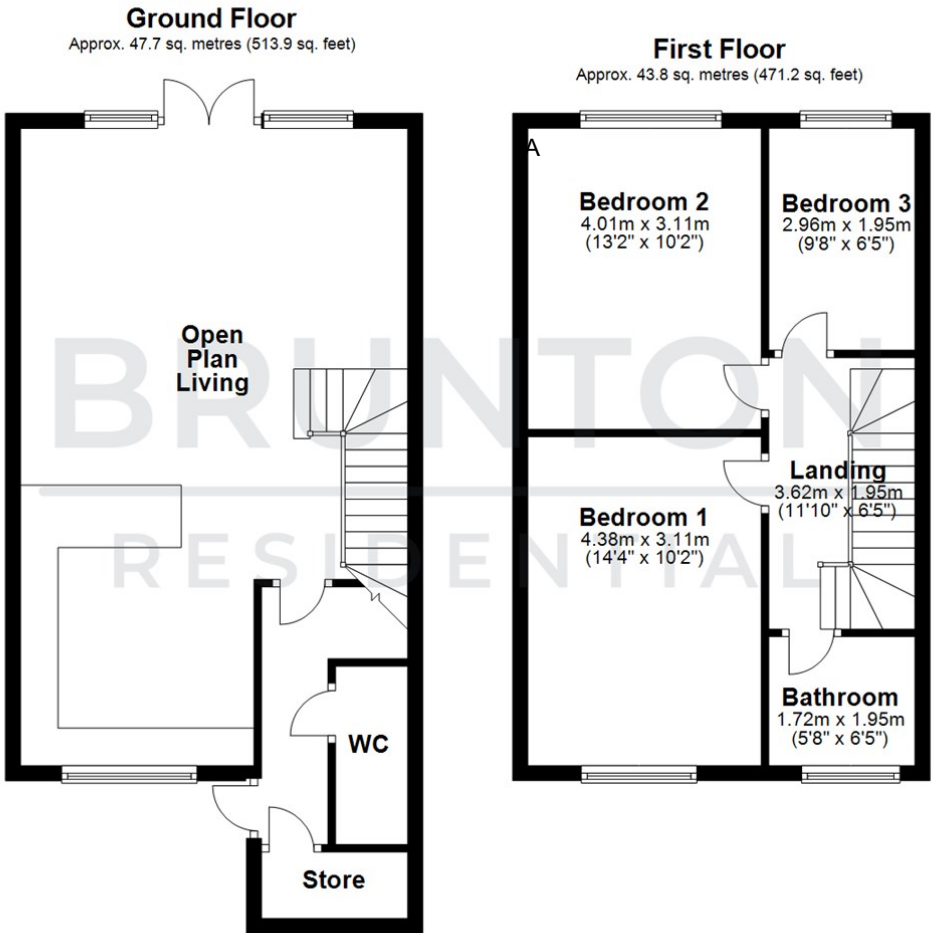
Council Tax Band A





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All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : D

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	