

16 FIRTH CRESCENT

AUCHENDINNY, PENICUIK, MIDLOTHIAN, EH26 0RA

CURRAN & CO
PROPERTY



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AUCHENDINNY, PENICUIK, MIDLOTHIAN, EH26 0RA

OFFERS OVER £145,000



'Forming part of a well-maintained building in popular Auchendinny, 16 Firth Crescent is a bright and spacious first floor flat which is of move-in condition throughout'

- Quiet Residential Cul-de-sac
- Living / Dining Room
- Modern Kitchen
- Contemporary Shower Room
- Excellent Storage Throughout
- Gas Central Heating & Double Glazing
- Private South-facing Rear Garden
- Ideal First Time Buy or Investment



Description

16 Firth Crescent is a well-presented, bright and spacious three bedroom first floor flat, which boasts a private South-facing rear garden and is of move-in condition throughout. Forming part of a well-maintained building in a quiet cul-de-sac in popular Auchendinny, the property is an ideal first time buy or investment for those looking for a semi-rural location with excellent connectivity.

Entered through a tidy shared stair, the accommodation comprises: entrance hall with home office area and storage cupboard off; sizeable living room with pleasant views, storage cupboard and ample space

for a dining area; modern, well-equipped kitchen with base and wall-mounted units, integrated electric oven, ceramic hob, extractor hood, microwave and fridge/freezer; three generously-proportioned double bedrooms, all with fitted storage; and contemporary shower room with walk-in sized quadrant shower, composite heated towel-rail and ample fitted storage. Further benefits of this property include gas central heating, double glazing and a private ground floor storage cupboard off the communal stair.

Externally there is an expansive south-facing garden laid to lawn, with two secure sheds and a patio area.

To the front of the property there is ample unrestricted on-street parking.

Extras

Extras to be included in the sale are all floorcoverings, fitted blinds, integrated kitchen appliances, and the fitted wardrobes in bedroom 2.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.





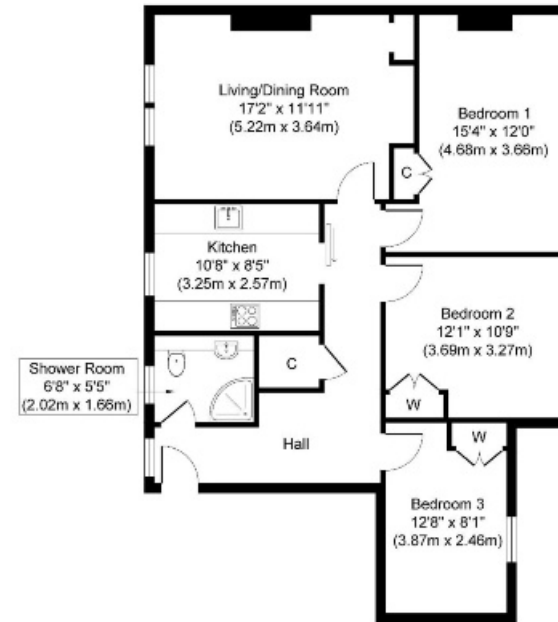
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First Floor
Approximate Floor Area
807 sq. ft
(75.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.