







Nestled in a tranquil residential area, this delightful 3-bedroom semi-detached house presents a rare opportunity for discerning buyers seeking a modern and well-appointed home. Stepping inside, the inviting interiors are infused with natural light, courtesy of a bright reception room adorned with laminate flooring for a contemporary touch, leading you to the lounge, featuring new plush carpeting, neutral décor, and a generously sized front window that floods the space with sunlight.

The heart of the home lies in the modern open-plan kitchen diner, boasting a central island, integrated appliances, and ambient under-cabinet lighting that sets the perfect mood for culinary endeavours. Adjacent to this, a charming conservatory offers a tranquil retreat overlooking the rear garden, complete with laminate flooring and a ceiling fan light – a sublime spot for relaxation and entertainment.

Enhancing the functionality of the property is a practical utility room housing a WC and providing seamless access to both the garage and garden. The garage itself is equipped with an electric door and ample storage space, catering to the needs of modern living.



Upstairs, the property features a master bedroom exuding elegance with its mirrored wardrobe, over-bed storage, and dresser. Two additional well-proportioned bedrooms continue the theme of neutral décor and offer ample storage solutions for enhanced organisation. The recently renovated bathroom impresses with its separate walk-in shower, bath-tub, and sleek wet panels – a haven of rejuvenation and luxury.

Further highlights include a landing adorned with new carpet, a window that bathes the space in natural light, and loft access via a practical pull-down ladder. In summary, this property presents a harmonious blend of modernity, style, and functionality, promising a lifestyle of comfort and convenience to its fortunate new owners.

Freehold Property.

Council Tax Band D.

EPC C.

Factor Fees: N/A.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**Reception 6' 6" x 3' 8" (1.99m x 1.13m)**

The reception is both bright and welcoming, with stylish laminate flooring that flows seamlessly through the space and leads to the carpeted staircase, adding warmth and character. A front-facing window panel in the door allows natural light to fill the room, while a central radiator ensures comfort all year round.

**Living Room 14' 11" x 14' 1" (4.54m x 4.28m)**

The lounge is presented with a newly fitted carpet and neutral décor, providing a clean and versatile living space. A large front-facing window offers excellent natural light, while multiple power outlets and ceiling light fittings add practicality.

**Kitchen Diner 18' 1" x 13' 1" (5.52m x 4.00m)**

The open-plan kitchen diner features modern units with an integrated fridge and freezer, electric cooker, and a one-and-a-half bowl ceramic sink with mixer tap. A central island provides additional workspace and storage. The room is finished with laminate flooring, under-cabinet lighting, multiple power outlets, and a radiator, creating a practical and well-lit space for cooking and dining.

**Conservatory 10' 10" x 8' 3" (3.30m x 2.51m)**

The conservatory overlooks the rear garden and is finished with laminate flooring. Integrated floor-mounted electric outlets provide convenience for appliances or lighting, and a ceiling fan light adds both illumination and airflow, making the space ideal for relaxing or entertaining.

**Utility Room with WC**

The utility room includes a WC and offers direct access to both the garage and the rear garden. It provides a practical space for household tasks, with convenient connectivity to outdoor areas and additional storage options. WC 1.01m x 1.60m

**Garage 8' 2" x 10' 10" (2.50m x 3.30m)**

The garage features an electric door for convenient access and offers ample space for additional storage. Direct access from the utility room adds practicality and ease of use.





## Landing

The landing is finished with newly fitted carpet and features a window at the top of the stairs, providing natural light. A hatch with a pull-down ladder offers convenient access to the loft, while the landing provides a central hub connecting the bedrooms and bathroom.

## Master Bedroom 11' 5" x 12' 6" (3.48m x 3.82m)

The master bedroom is a generous double room with neutral décor and newly fitted carpet. It features a double wardrobe with mirrored sliding doors, an over-bed storage unit, and a dresser along the window, providing ample storage. A front-facing window floods the room with natural light, and multiple power outlets and a radiator ensure comfort and practicality.

## Second Bedroom 9' 9" x 11' 5" (2.97m x 3.48m)

The second bedroom is a well-proportioned room with neutral décor and carpeted flooring. It features a mirrored double wardrobe and additional storage behind the door. A rear-facing window overlooks the garden, and the room benefits from a radiator and convenient power outlets.

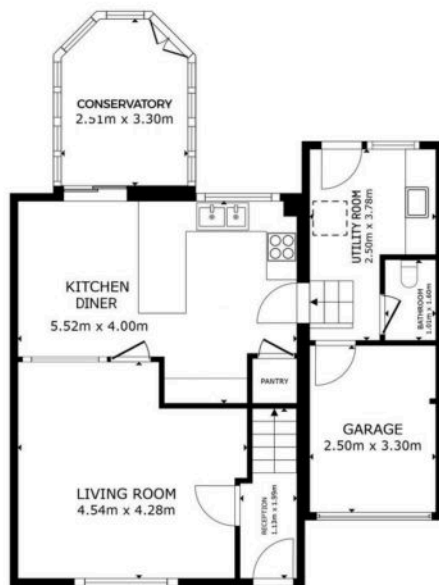
## Third Bedroom 8' 8" x 9' 2" (2.65m x 2.80m)

The third bedroom is a comfortable single room with carpeted flooring and neutral décor. It features a front-facing window, a radiator, convenient power outlets, and ceiling light fittings, making it a practical space for use as a bedroom, home office, or study.

## Family Bathroom 6' 6" x 9' 5" (1.98m x 2.88m)

The family bathroom has been recently renovated and features a modern suite comprising a separate walk-in shower and bathtub, a WC, and a wash hand basin. The room is finished with neutral wet panels, a radiator, ceiling light fitting, and a frosted rear-facing window, combining style with practicality.





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 60.9 m<sup>2</sup> FLOOR 2 41.2 m<sup>2</sup>  
EXCLUDED AREAS : GARAGE 8.2 m<sup>2</sup>  
TOTAL : 102.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

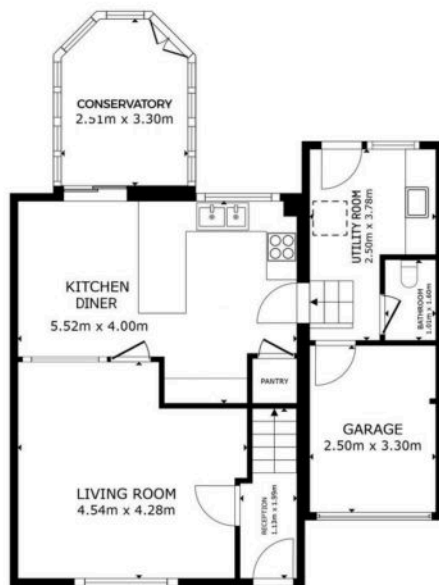
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**RE/MAX Property**

Remax Property, Remax House – EH54 6TS

01506 535995 • [mhawkins@remax-scotland.homes](mailto:mhawkins@remax-scotland.homes)

• <https://www.remax-scotland.homes/estate-agent/magda-hawkins/valuation>



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