



1 Southhouse Crescent, Edinburgh

Offers Over **£235,000**



1 Southhouse Crescent

Edinburgh, Edinburgh

3-bed (en-suite) semi-detached home. Lounge with bay window. Kitchen/diner. Gardens, driveway, close to schools, transport links, and amenities. (Property sold as seen, limited info available).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- 3 Bedroom Semi-Detached Villa
- Large Driveway
- Large Garden Grounds
- Master en-suite shower room
- Close to all major transport routes/city by-pass



Hallway

A lovely bright and welcoming hallway with access to the lounge and carpeted staircase to 1st floor. Wood flooring. Radiator.

Lounge

16' 10" x 12' 8" (5.13m x 3.85m)

A beautifully finished living space with large recessed window to front providing excellent natural light. Access to internal hallway linking lounge to the kitchen. Radiator. Wood flooring.

Internal Hall

5' 3" x 4' 7" (1.59m x 1.39m)

The internal hall links the lounge and kitchen areas and has access to the WC. Large storage cupboard. Wood flooring.

WC

5' 3" x 4' 0" (1.59m x 1.21m)

The WC is fitted with a WC and wash hand basin. Window to side. Radiator.

Kitchen/Dining Room

16' 2" x 9' 5" (4.93m x 2.88m)

This very well-proportioned kitchen/diner is fitted with a selection of base and wall mounted units, granite effect worktops with inset one-and-a-half bowl sink and drainer unit. Integral gas hob and electric oven. Plumbed for washing machine and space for fridge/freezer. Window with views over the large rear garden. the dining area has more than ample room for large dining table and chairs. Patio door access to the rear garden. Vinyl Flooring. Radiator.

Landing

The carpeted 1st floor landing has a timber spindle balustrade and provides access to all 3 bedrooms and the family bathroom. Storage cupboard.





Master Bedroom

13' 0" x 8' 7" (3.97m x 2.62m)

A spacious double bedroom located to the rear of the property. Window overlooking the rear garden. Laminate flooring. Radiator. Access to en-suite.

En-Suite

6' 6" x 4' 11" (1.99m x 1.51m)

the master en-suite is fitted with a 3-piece suite comprising; WC, wash hand basin and enclosed corner shower cabinet featuring a multi-jet shower and other features. Tile flooring. Radiator. Opaque window providing natural light

Bathroom

7' 3" x 6' 7" (2.22m x 2.01m)

The family bathroom is fitted with a 3-piece suite, in white, comprising; WC, wash hand basin and bath. Tiled to bath and wash hand basin areas. Radiator. Tile flooring

Bedroom 2

16' 4" x 7' 7" (4.98m x 2.32m)

Bedroom located to the front of the property. Large window to the front. Fitted carpet. Radiator.

Bedroom 3

The 3rd bedroom is also located to the front with front facing window. Storage cupboard. Fitted carpet. Radiator.

Garden

The front garden is laid to lawn with paved pathway to the front door and driveway. The enclosed rear garden is quite substantial and is a fantastic outside space, laid mainly to lawn with mature bushes and shrubbery. Large paved patio, ideal for entertaining.

Driveway

2 Parking Spaces The property benefits from a large, paved and stone chipped, driveway to the side with wrought iron double gate.

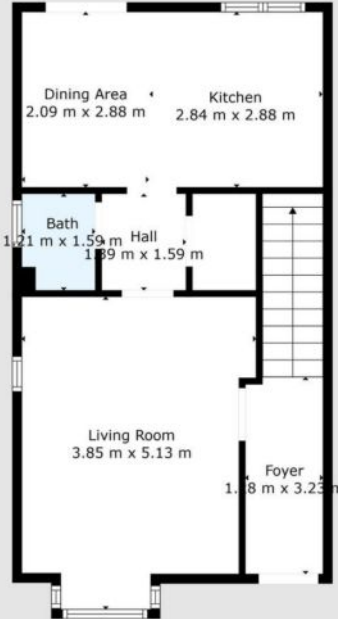


Energy Efficiency Rating

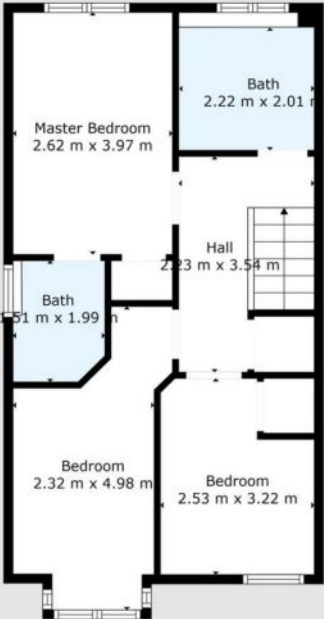
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor 1



Floor 2



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

