

# LANDRA GARDENS, N21 1RS



**£1,150,000 Freehold**

- EXTENDED SEMI DETACHED FAMILY HOME
- STYLISH BATHROOM
- EXTENDED KITCHEN / DINER / FAMILY ROOM
- UTILITY ROOM
- 114'10" REAR GARDEN WITH WESTERLY ASPECT
- FOUR BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- MODERN FITTED KITCHEN
- DOWNSTAIRSWC
- PAVED DRIVEWAY FOR OFF STREET PARKING

# Property Details

Mortemore Mackay are delighted to offer for sale this well presented, extended semi detached family house. The accommodation is arranged over two floors and provides 1779 square feet of living space. There are four bedrooms, a stylish bathroom, two formal receptions, one of which leads onto the rear extension which has a vaulted skylight and provides a generous dining area open to a modern fitted kitchen. There is also a downstairs wc and utility room. The front is paved to provide off street parking and leads to a garage. To the rear is an attractive garden with a westerly aspect and extends to 114'10".



## Landra Gardens- N21

Approximate Gross Internal Area 165.3 m<sup>2</sup> ... 1779 ft<sup>2</sup>



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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 energy efficient - higher running costs	
<b>69</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

