



Lothian Way, Greylees  
£425,000



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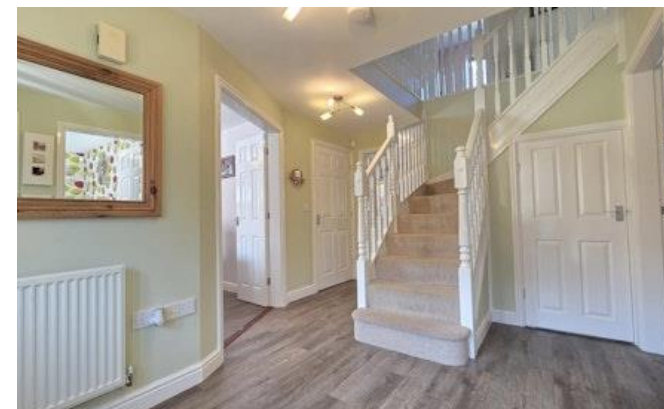
Freehold

£425,000



## Key Features

- Executive Detached Family Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- Detached Double Garage
- Landscaped Rear Garden
- Open Plan Kitchen Diner
- EPC rating TBC
- Current Council Tax Band E





A beautifully presented executive detached family home offering spacious, modern living throughout. Features include an impressive open plan kitchen-diner, lounge, separate dining room and study room, four double bedrooms, two en suites and family bathroom. The rear garden is fully landscaped and low maintenance - perfect for relaxing or entertaining. Located in a desirable area, this stunning property is ready to move into. Early viewing highly recommended.



### Entrance Hall

With part glazed door to front, storage cupboard, further under stairs storage cupboard, bt point, galleried stairs leading to 1st floor and radiator.

### Lounge

5.28m x 3.56m (17'4" x 11'8")

With space for fire set in decorative surround, tv point, radiator and french doors to rear.

### Dining Room

2.74m x 4.29m (9'0" x 14'1")

With window to front with fitted shutters and radiator.

### Study

2.11m x 3.56m (6'11" x 11'8")

With BT point, window to front with shutters and radiator.



### Open Plan Kitchen Diner

5.35m x 7.01m (17'7" x 23'0")

Having base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated fridge, integrated freezer, eye level double oven, gas hob with extractor hood over, tiled flooring throughout, windows to rear and French doors to rear.

### Utility Room

Having base and eye level units with worksurface over, inset sink with drainer, space and plumbing for washing machine and tumble dryer, continued tiled flooring from kitchen, boiler, extractor fan and part glazed door to side.

### Cloakroom

With hand wash basin set in vanity unit with cupboard under, low level wc, radiator, tiled flooring and extractor fan.

### Landing

Galleried landing with airing cupboard, radiator and access to loft.

### Bedroom One

4.27m x 3.63m (14'0" x 11'11")

Having TV point, BT point, window to front with fitted shutters, archway through to dressing area with built in wardrobes, radiator and further window to rear with fitted shutters

### En Suite

With hand wash basin, double mains fed shower cubicle, low level wc, extractor fan, radiator and window to rear.









### Bedroom Two

3.15m x 3.07m (10'4" x 10'1")

Having built in wardrobes, TV point, radiator and window to rear with fitted shutters.

### En Suite

With pedestal hand wash basin, low level wc, double mains fed shower cubicle, radiator, extractor fan and window to side.

### Bedroom Three

3.02m x 3.63m (9'11" x 11'11")

With built in wardrobes, radiator and window to front with fitted shutters.

### Bedroom Four

2.97m x 3.05m (9'8" x 10'0")

With built in wardrobes, radiator and window to front with fitted shutters.

### Family Bathroom

Four piece suite comprising panelled bath, separate mains fed shower cubicle, hand wash basin, low level wc, extractor fan, window to rear and radiator.

### Detached Double Garage

With up and over garage doors, electric and lighting.

### Outside

The front of the property offers a double driveway to detached double garage with side access to rear, further area laid to slate with shrubbery and pathway to Front Entrance.

The rear garden is a particular feature of the property, being beautifully landscaped and of low maintenance being mainly laid to patio offering multiple seating and hosting areas, further areas laid to gravel with decorative borders of flowers and shrubbery throughout.





## Agents Note

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# Floorplan

GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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