



Lothian Way, Greylees
Offers in Excess of £200,000



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Freehold



Key Features

- Semi-Detached Town House
- Four Bedrooms
- NO ONWARD CHAIN
- Well Presented Throughout
- Two Parking Spaces to Rear
- Popular Greylees Development
- EPC rating B
- Current Council Tax Band: C





Offered with no onward chain and situated on the ever-popular Greylees development, this well-presented four-bedroom semi-detached townhouse provides spacious and versatile accommodation arranged over three floors. The ground floor comprises an entrance hall, two bedrooms, Jack & Jill shower room and a utility room, while the first floor offers a spacious lounge/diner and a well-appointed breakfast kitchen. The second floor features the main bedroom with en-suite, a further bedroom, and a family bathroom. Externally, the property benefits from two allocated parking spaces to the rear. Competitively priced for an early sale, this fantastic home represents excellent value—viewing is highly recommended.

Entrance Hall

With Entrance door, storage cupboard, stairs leading to 1st floor with storage under.

Bedroom Two

3.09m x 2.93m (10'1" x 9'7")

With built in wardrobes, window to front aspect and radiator.

Jack and Jill Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail and extractor fan.

Bedroom Three

3.04m x 2.78m (10'0" x 9'1")

With French doors to rear garden and radiator.

Utility Room

Having base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, boiler (new in March 2025), part glazed door to rear garden and radiator.

1st Floor Landing

Lounge Diner

5.01m x 3.37m (16'5" x 11'1")

With Juliet balcony and window to front aspect, TV and BT point, radiator.

Breakfast Kitchen

3.03m x 4.91m (9'11" x 16'1")

Having a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for freestanding dishwasher, space for freestanding fridge freezer, two windows to rear aspect and radiator.

2nd Floor Landing

Bedroom One

3.38m x 4.91m (11'1" x 16'1")

With fitted wardrobes, windows to front aspect and radiator.

En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail, window to front aspect and extractor fan.

Bedroom Four

2.92m x 2.66m (9'7" x 8'8")

With built in wardrobes, window to rear aspect and radiator.

Bathroom

Three piece suite comprising paneled bath with shower attachment, hand wash basin, low level wc, radiator, window to rear aspect and extractor fan.

Outside

To front with side access to rear garden.

The rear garden mainly being laid to lawn with patio, rear gate leading to two allocated parking spaces access via Renfrew Drive.

Maintenance Charge

The Greylees development is subject to an annual maintenance charge, please contact our office for more information.

Solar Panels

Please note the solar panels are owned.

Agents Note

These are draft particulars awaiting vendor approval.

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Floorplan



Total area: approx. 116.2 sq. metres (1250.9 sq. feet)
23 Lothian Way, Greylees



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