

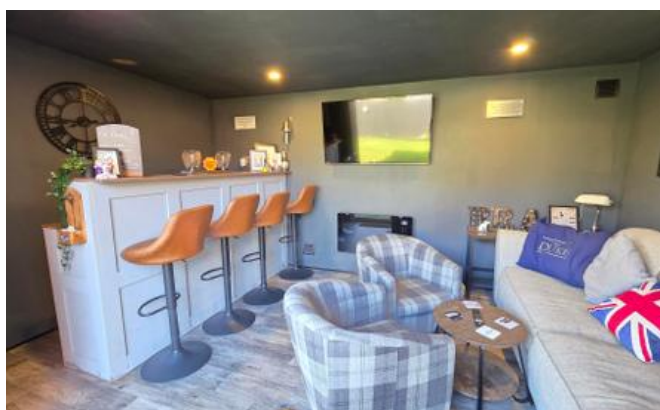


Murrayfield Avenue, Greylees  
£325,000



- Detached House
- Four Bedrooms
- Popular Estate Location
- Well Presented Throughout
- Outdoor Bar/Home Office
- Impressive Kitchen Diner
- Freehold
- EPC Rating: C





This immaculately presented four-bedroom detached property offers modern living at its finest. Boasting an impressive kitchen diner, spacious lounge, and a master bedroom with en suite and dressing room, also featuring three further bedrooms a family bathroom. A particular highlight of the property is the outdoor bar that could easily be used as a home office, leading on to the well presented rear garden - the perfect setting for outdoor living. With parking for three vehicles leading to single garage to side, a viewing is highly recommended to fully appreciate the size and standard of property on offer.

### Entrance Hall

With part glazed door to front entrance, stairs leading to 1st floor with storage cupboard under, tiled flooring and radiator.

### Lounge

4.83m x 3.33m (15'10" x 10'11")

With bay window to front aspect, TV and BT Point and radiator.

### Kitchen Diner

4.33m x 5.89m (14'2" x 19'4")

With a range of base and eye level units with work surface over, one and a half sink with extendable mixer, integrated eye level double oven, four ring gas hob with extractor hood over, space for freestanding fridge freezer, large cupboard with space and plumbing for washing machine and space for tumble dryer, continued tiled flooring from Entrance Hall, space for large dining table and separate seating area, french doors to rear garden, windows to rear and side aspects and radiator.







### Cloakroom

Having hand wash basin with storage unit under, low level wc and radiator.

### Landing

With stairs taken from Entrance Hall, airing cupboard, access to loft space and radiator.

### Bedroom One

3.73m x 3.13m (12'2" x 10'4")

With TV point, window to rear aspect, radiator. and opening to;

### Dressing Area

1.74m x 3.13m (5'8" x 10'4")

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

### En Suite

Three piece suite comprising mains fed shower, hand wash basin, low level wc , radiator, window to front aspect and extractor fan.

### Bedroom Two

3.29m x 3.7m (10'10" x 12'1")

With window to front aspect and radiator.

### Bedroom Three

2.83m x 3.41m (9'4" x 11'2")

With window to rear aspect and radiator.

### Bedroom Four

3.28m x 2.38m (10'10" x 7'10")

With window to rear aspect and radiator.



## Family Bathroom

Four piece bathroom comprising paneled bath with separate mains fed shower, hand wash basin, low level wc, window to side aspect and radiator.

## Outside

The front of the property is of low maintenance with a small area laid to shrubbery with pathway to front entrance, to the side is a large driveway providing parking for three vehicles leading to single garage and side access to rear garden.

The rear garden is a particular feature of the property and the perfect setting for outdoor living, with a generous sized patio area from the Kitchen Diner, with pathway leading to side access to garage, a timber shed and latterly access to 'The Duke'. Further laid to lawn with decorative borders and shrubbery, outside tap and lighting with timber fence surround.

## Outdoor Bar (The Duke)

2.76m x 4.76m (9'1" x 15'7")

Named 'The Duke' and built by the current owners, the ideal setting for outdoor living or easily to be used as a home office, with insulated walls, multiple power sockets, electric heater and french doors on to garden.

## Garage

5.33m x 2.66m (17'6" x 8'8")

With up and over garage door, personnel door to garage, electric and lighting





### Management Charge

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

### Agents Note

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# Floorplan



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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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