

Blackadders



3 Seatoun Place,  
Lower Largo, KY8 6BL

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**Offers Over**  
**£110,000**

- Mid Terraced Villa

Pleasantly Sited

Living Room

Kitchen

Bedroom
- Shower Room

Double Glazing

Gas Central Heating

Courtyard Garden

Cellar, Parking



Ground Floor



First Floor

ACCOMMODATION

(measurements are approx)

Living Room	4.73m x 7.78m	(15'6" x 25'6")
Kitchen	1.77m x 2.99m	(5'10" x 9'10")
Bedroom	2.80m x 4.17m (at largest)	(9'2" x 13'8")
Shower Room	1.74m x 3.50m	(5'9" x 11'6")

This is an attractive mid terrace villa affording comfortable and easy managed accommodation on two levels. The property is located next to the Keil Burn, pleasantly sited under the Lower Largo viaduct.

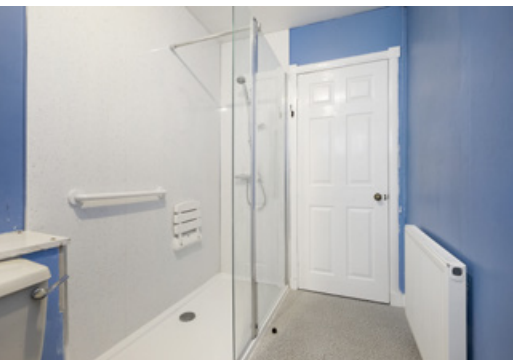
The subjects comprise on the ground floor level: hallway, double bedroom and spacious shower room. A stair leads to the upper level affording livingroom and kitchen off. The living room is spacious and provides attractive views to the front and the kitchen is well equipped with wall and floor units, with white goods to be included in the sale. The bedroom has a fitted wardrobe, hanging rail and shelving and the spacious shower room has a two piece suite with a large walk-in shower cabinet, wet wall and mixer shower. There is also a large walk in cupboard under the stairs on the ground floor.

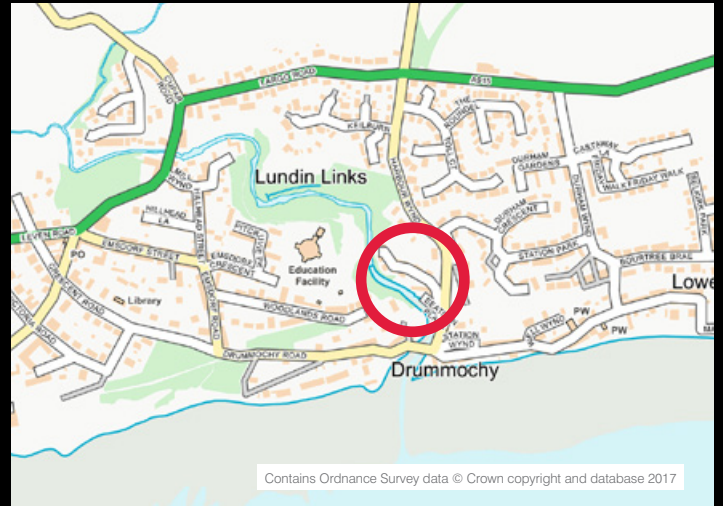
To the rear of the property, there is an easily managed courtyard garden with drying area bounded by timber trellis. There is a parking area to the front and it should be noted that there is a useful cellar area to the rear.

Gas fired central heating is installed, backed up by double glazing. The property extends to around 51 square metres or thereby.









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## EDINBURGH

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