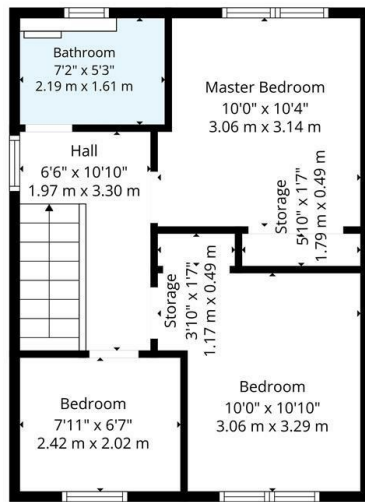
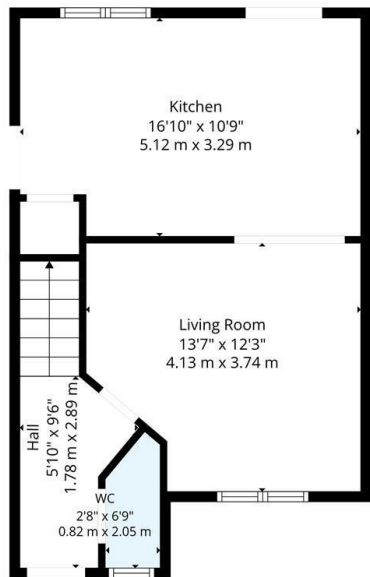




21 Goodtrees Gardens, Edinburgh, EH17 7RY

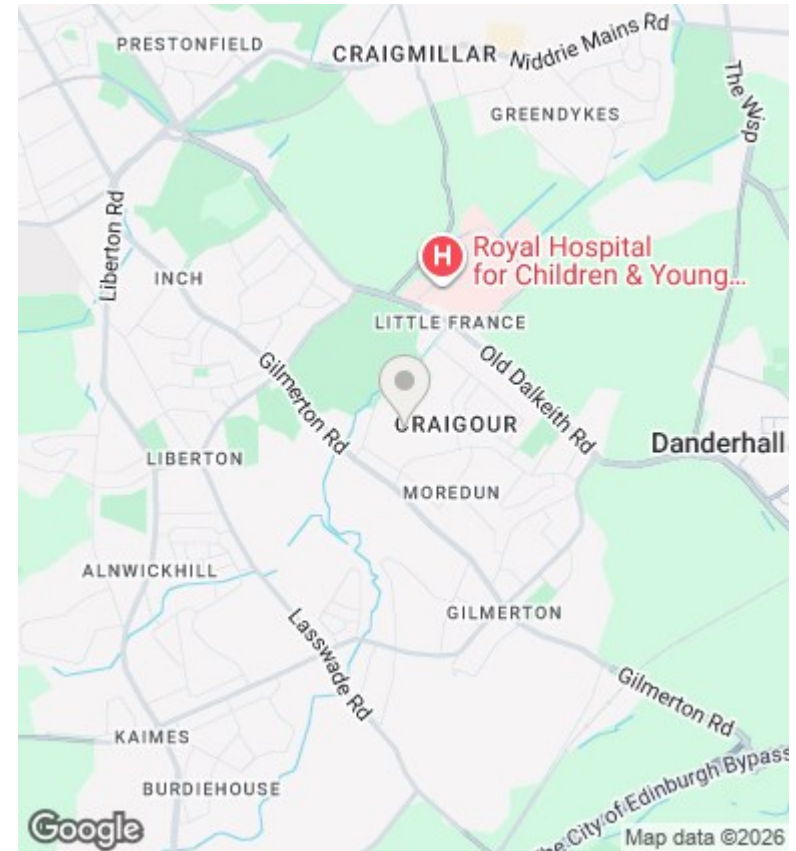
Offers Over £250,000

- Modern three bedroom semi detached villa
- Spectacular Kitchen Diner
- Enclosed rear garden with decking and patio
- EER Band
- Stunning presentation
- Luxurious Bathroom and separate downstairs wc
- Gas central heating and upvc double glazing
- Cul-de-sac position
- Driveway parking
- Located in the popular Moredun district



TOTAL: 797 sq. ft, 74 m²
 1st floor: 420 sq. ft, 39 m², 2nd floor: 377 sq. ft, 35 m²
 EXCLUDED AREAS: STORAGE: 16 sq. ft, 2 m², WALLS: 87 sq. ft, 8 m²

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	