



25 Burnbrae

Sauchie FK10 3NE

Offers Over £258,500

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 25 Burnbrae

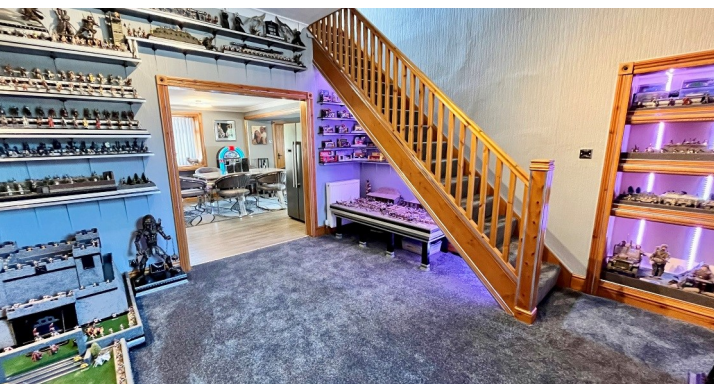
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This is a charming two bedroom end terrace cottage, offering stylish and modern open plan living. The property has been completely renovated throughout and boasts low maintenance gardens to the front and rear. While the impressive garden/pool bar provides a fantastic social space for hosting family and friends year round. It is ideally located within easy reach of all local amenities, schooling at all levels and excellent transport links make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and what it has to offer.

- **Entrance vestibule**
- **Open plan sitting room/dining/kitchen/lounge**
- **Utility room**
- **Two bedrooms (one en-suite)**
- **Modern bathroom**
- **Fully fitted bar/pool room**
- **Low maintenance gardens & parking**
- **GCH & DG**
- **Council Tax Band: D**
- **Energy Efficiency Rating: C**

Extras: All floor coverings, blinds and light fittings. Fridge/freezer and washing machine. Bar TV's x 2 and fire. No warranties/guarantees provided.

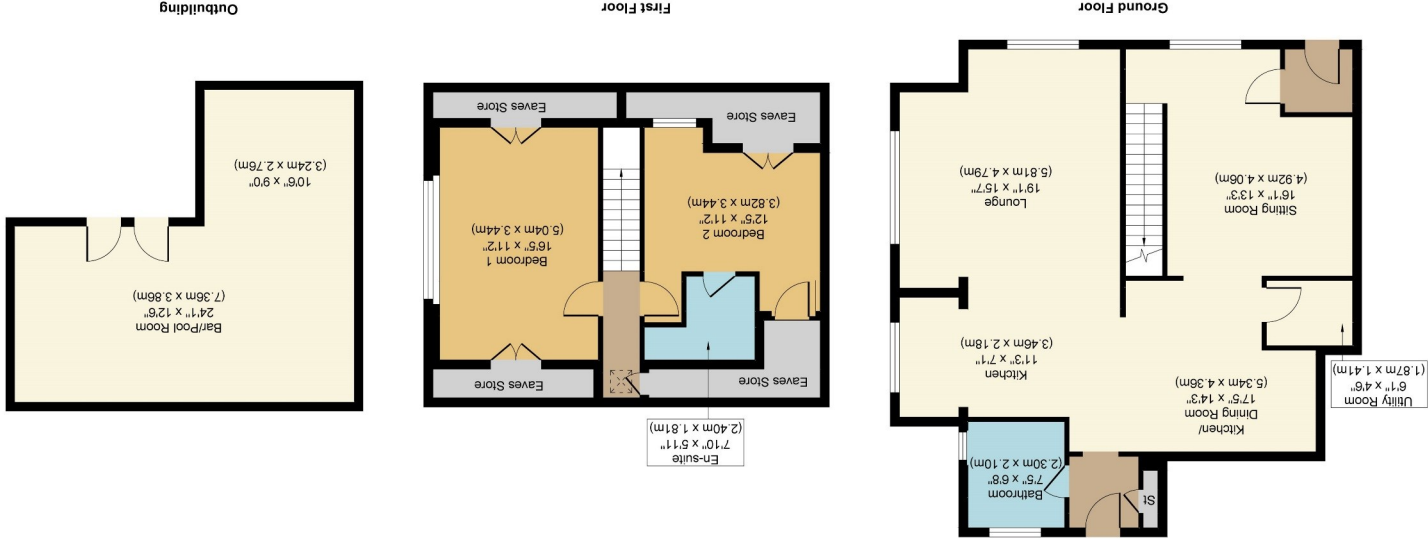
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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