



47 Telford Road, Edinburgh

Fixed Price **£440,000**



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NOW £20K UNDER HOME REPORT VALUE – Elaine Gray and RE/MAX Estates Charming 3-bed, 2-bath home in sought-after location near Western General Hospital & Craigleith Retail Park. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached House
- 3 Double Bedrooms
- 2 Family Bathrooms
- Gas Heating
- Easy Transport Links
- Double Glazing



Lounge

22' 6" x 11' 11" (6.86m x 3.63m)

A bright and inviting space located at the front of the home, featuring a charming bay window, wood flooring, and a cosy gas fire. With two radiators for added warmth, it's the perfect place for family relaxation.

Dining Room

12' 11" x 11' 11" (3.93m x 3.64m)

Flowing seamlessly from the living room through double glass doors, this bright and versatile space is perfect for family meals and entertaining guests. Featuring wood flooring and a radiator for comfort, it's a wonderful addition to the home.

Kitchen

8' 9" x 10' 7" (2.67m x 3.22m)

Ready for your personal touch with plenty of potential, featuring a gas hob, a radiator, and ample wall and base units for storage. With side door access to the garden, it offers both practicality and convenience.

Bathroom

6' 9" x 6' 6" (2.05m x 1.97m)

Featuring a three-piece white suite, a radiator, and a modern sink with built-in storage, this practical space offers a fantastic opportunity to add your own style and create a fresh, contemporary feel.

Master Bedroom

13' 7" x 14' 6" (4.15m x 4.43m)

A very spacious and well-proportioned room located at the rear of the property, featuring double-aspect windows that fill the space with natural light. Complete with a radiator and built-in wardrobes, it offers both comfort and ample storage.





Hallway

22' 4" x 7' 9" (6.80m x 2.37m)

The home welcomes you with a vestibule that seamlessly transitions into a central hall. This thoughtfully designed space not only sets a warm and inviting tone but also features built-in storage to keep the entrance organized and clutter-free.

Bedroom 2

11' 3" x 10' 7" (3.44m x 3.22m)

A comfortable double room located on the ground floor at the front of the property, featuring double-aspect windows that allow plenty of natural light. It also offers a radiator for added comfort.

Bedroom 3

14' 6" x 13' 10" (4.43m x 4.21m)

A double bedroom located upstairs, featuring two Velux windows & radiator that bring in plenty of natural light. It also includes built-in wardrobes and access to the eaves for additional storage space.

Bathroom

13' 1" x 10' 8" (4.00m x 3.25m)

A very spacious bathroom located upstairs, featuring a luxurious roll-top bath and a separate shower. Complete with a radiator, it offers both comfort and style.

Basement

The basement, though slightly restricted in height, offers generous storage space and accommodates the gas boiler, making it a practical addition to the home.





GARDEN

This home features a south-facing front garden and a private driveway, while the wraparound rear garden provides outdoor space with minimal upkeep. There is also a large shed that could be taken away to make the garden larger. Additional benefits include two private parking spaces and a cellar, offering valuable extra storage.

DRIVEWAY

2 Parking Spaces





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	84
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	41	81
England, Scotland & Wales	EU Directive 2002/91/EC	



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