Jardine Phillips
Solicitors • Estate Agents

MORTONHALL

4 ROWIESTON DRIVE
EH17 8WL



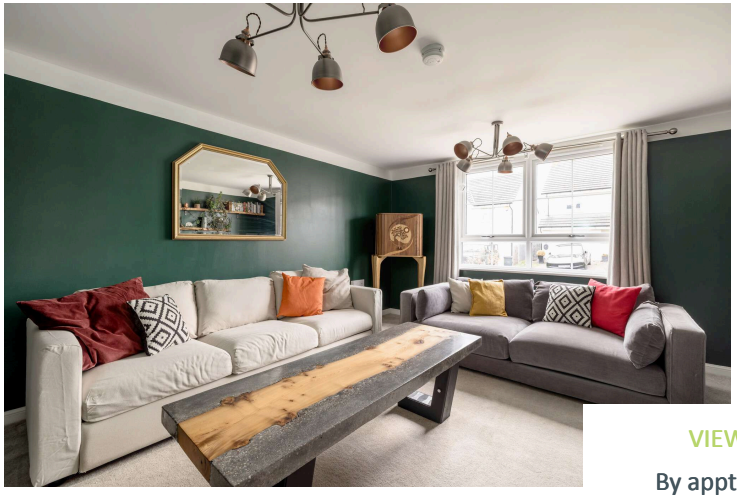
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EPC RATING: B

OFFERS OVER £450,000

PROPERTY DESCRIPTION

- Hallway with understairs storage, direct door to the garage & stairs to the upper floor with loft access
- Bright, comfortable sitting room to the front
- Large kitchen/dining room with wide range of white fitted units & integrated appliances, lots of space for dining & entertaining and glass patio doors over looking the rear garden
- Handy utility room housing the boiler & washing machine, with door to garden
- Downstairs wc
- Principal bedroom with fitted wardrobes & ensuite shower room
- Second double bedroom with ensuite shower room
- Two further double bedrooms
- Modern bathroom with bath with shower over, sink & wc
- Gas central heating from boiler located in the garage & hot water storage cylinder located on upper landing
- Upvc framed double glazed windows
- Driveway to front with parking for two cars & front lawn
- Beautifully presented rear garden with paved patio areas for relaxing, a greenhouse and an expansive lawn
- NHBC guarantee still valid
- Fee of £70 payable every six months to Ross & Liddell to cover maintenance of landscaping around the development and the play park





VIEWING

By appt pls call

Jardine Phillips

0131 4466850











BEAUTIFULLY PRESENTED FOUR BED DETACHED CONTEMPORARY HOUSE IN POPULAR DEVELOPMENT ON OUTSKIRTS OF EDINBURGH

Located in this extremely well-regarded estate is this amazing, spacious property that would make an ideal home for professionals or a family. Built only six years ago, the house is immaculately presented with a large sitting room, a fully fitted kitchen/dining room with glass doors out to the expansive garden, a handy utility & downstairs wc. Upstairs there are four double bedrooms, two with ensuite shower rooms, and a family bathroom. Externally there is off street parking, a front lawn, garage and a superb rear garden. Perfect for commuters, being a short drive or bus ride into the city centre, with easy access to the city bypass. There are also excellent local amenities including schools, shops, supermarkets, parks & leisure facilities.

AREA

The property is located in Mortonhall, on the outskirts of the city, on the borders of Straiton & Gracemount. There are a good choice of shops & leisure facilities on hand locally, with an impressive array of amenities & retail outlets at nearby Straiton Retail Park, Cameron Toll & Fort Kinnaird. Morningside & Newington are also both a short drive or bus ride away. Schooling is well represented from nursery to senior level and the property is in the catchment for Frogston & St Catherine's RC Primary Schools and Gracemount & Holy Rood RC High Schools. The property is also ideally positioned for those connected to the Royal Infirmary or Kings Buildings. An efficient public transport network is on hand, which operates to most parts of the city & surrounding areas. The city bypass and main motorway networks are also on the doorstep and there is easy access to lots of walks, open spaces & golf courses in the surrounding areas.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

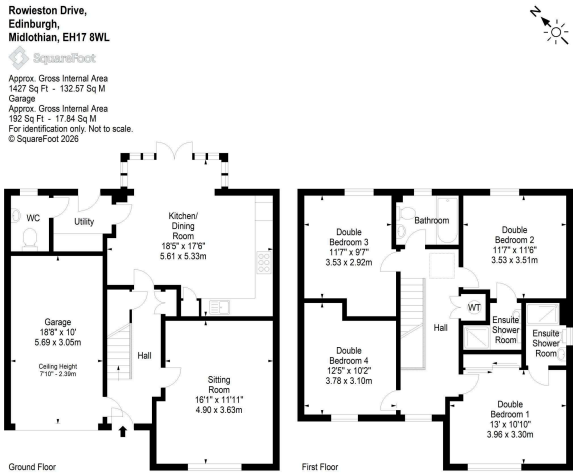
£475,000



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Contact:
205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Sitting room	16’1 x 11’11 (4.90 x 3.63m)
Kitchen/dining room	18’5 x 17’6 (5.61 x 5.33m)
Bedroom 1	13’ x 10’10 (3.96 x 3.30m)
Bedroom 2	11’7 x 11’6 (3.53 x 3.51m)
Bedroom 3	11’7 x 9’7 (3.53 x 2.92m)
Bedroom 4	12’5 x 10’2 (3.78 x 3.10m)
Garage	18’8 x 10’ (5.69 x 3.05m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.