





Property Description

This period mid terrace property is located within a popular residential area, offering well presented living and makes a perfect first time home or buy to let investment. The property has been well maintained throughout and in brief the accommodation comprises; Living Room, Dining Room, Kitchen and to the First Floor are two Bedrooms and Bathroom and to the second floor is a converted Attic Room. To the rear of the property is a small courtyard adjoining the property and rear garden. With double glazing throughout and gas central heating, this property is a "must see" property to fully appreciate this home.

Entrance Porch

A composite entrance door leads into the Entrance Porch with double glazed window to front and side and a further part glazed door leads into the Living Room.

Living Room

Hardwood door opens into the Living Room. With double glazed sash window to the front aspect, the property has wood effect flooring and an electric fireplace with wooden mantelpiece. Door to Inner Hallway

Inner Hallway

With staircase rising to the First Floor Landing and doorway into:

Dining Room

Wood effect flooring, wooden sash window to the rear aspect, radiator, under stair storage cupboard with shelving. Stepping down to:

Kitchen

The Kitchen is fitted with a range of grey shaker style base and eye level units with wood block work surfaces over and attractive pink and green tiled splashback. Integrated electric oven with four burner gas hob and extractor hood above, ceramic sink unit with chrome spray head mixer tap, integrated dishwasher and integrated eye level Zanussi microwave. Double glazed window to the rear aspect, quarry tile flooring and heated towel rail.

A part glazed door leads to the side terrace which provides a sheltered seating area.

First Floor

From the Inner hallway the staircase rises to the First Floor Landing with radiator and access to both Bedrooms and Bathroom.

Bedroom One

A carpeted bedroom with double glazed window to front aspect, storage and radiator.

Bedroom Two

Double glazed window to the rear aspect, radiator and built in storage with hanging rail.

Bathroom

The Bathroom is fitted with a white suite, comprising panelled bath with mains shower over and glazed screen, pedestal wash hand basin and low level WC. Partially tiled walls, heated towel rail and double glazed sash window to the rear aspect. Cupboard housing space and plumbing for a washing machine and space for a further appliance.

Attic Room

From the first floor, stairs lead to a converted Attic Room. With built in storage, further storage in the eaves and skylight.

Outside

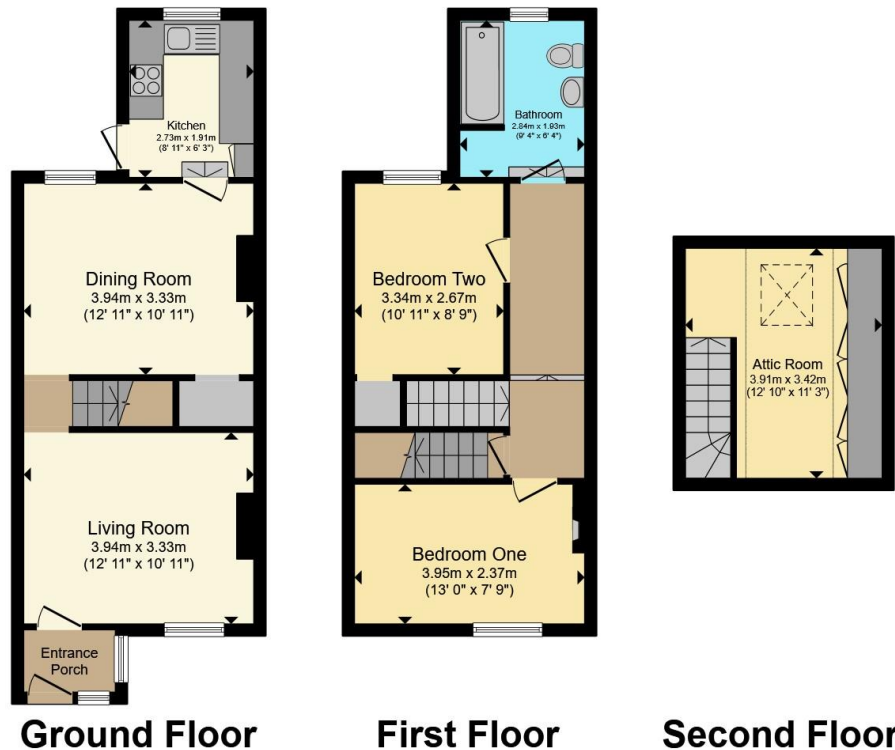
To the front of the property is an enclosed fore-garden, by a low brick wall and railings, laid to stone for ease of maintenance.

To the rear of the property, adjoining the Kitchen is a small paved patio area with steps down to the Garden. The rear garden is primarily laid to lawn for ease of maintenance enclosed by timber fencing. A private pedestrian access path next to the paved seating area provides access to the adjoining properties.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

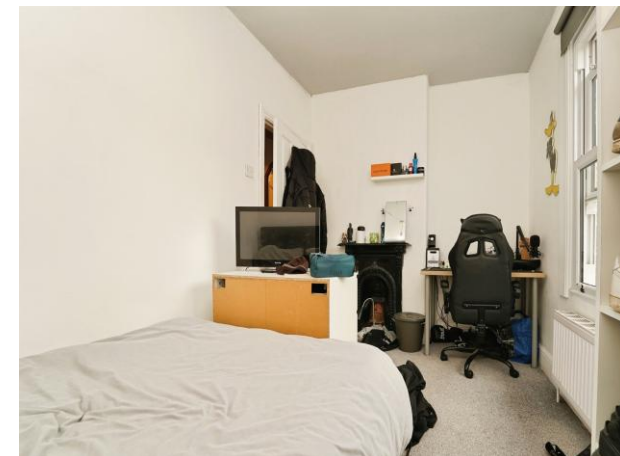




Total floor area 89.1 sq.m. (959 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
Band: B

view this property online dennysalmond.co.uk/Property/MVN100263

Tenure: Freehold



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