



5 bedroom, Semi-detached house for sale



Informazioni sull'Agente

Nome:	Springbok Properties Nationwide
Nome della ditta:	
Nazione:	United Kingdom
Experience since:	2014
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (800) 068-4015
Languages:	English
Sito web:	https://www.springbokproperties.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	GBP 320,000

Posizione

Nazione:	United Kingdom
Indirizzo:	The Murrays Brae
Cap:	EH17 8UJ
Pubblicato:	20/01/2025

Descrizione:

The property has been INDEPENDENTLY VALUED at £335,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

A semi-detached family home with five bedrooms, two reception rooms, an ensuite bathroom, and a large low-maintenance rear garden. Viewing advised.

**** HOME REPORT AVAILABLE BELOW TO DOWNLOAD****

This semi-detached home is located in Edinburgh with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

The accommodation briefly comprises a welcoming entranceway, a spacious living room, a TV room, a fitted kitchen and a utility room.

To the first floor is an inviting landing area through to five well-proportioned bedrooms, of which the



Master features an ensuite bathroom, another which is being used as an office, and a three-piece bathroom with a tub-shower combination, a hand wash basin and a WC.

Externally, the property benefits from a large low-maintenance rear garden.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

Disclaimer

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TENURE

To be confirmed by the Vendor's Solicitors

Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this



property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

How to View this Property

Viewing is strictly by appointment please call us now for bookings.

AML REGULATIONS & PROOF OF FUNDING: Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

Energy Performance Certificate (EPC) graphs

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View EPC for this property
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Additional Media:

* View HOME REPORT

Key features

- * COUNCIL TAX BAND E, HOME REPORT ATTACHED
- * EXTENDED SEMI-DETACHED - 5 BEDROOMS
- * MASTER WITH EN-SUITE
- * SMART FAMILY BATHROOM
- * ATTRACTIVE LOUNGE
- * DINING ROOM TO KITCHEN
- * UTILITY ROOM
- * DRIVEWAY, GARDENS FRONT AND REAR
- * DOUBLE GLAZING & GAS CENTRAL HEATING
- * WALK-IN CONDITION

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Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.



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Lease terms

Date Available:

Contact information

IMLIX ID:

IX6.591.573

