Aberdein Considine

17 Moira Terrace Lane,
Edinburgh, EH7 6RP

3	1	2	107 m²	EPC C

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Located towards the end of a quiet lane is this rarely available and well-presented detached house. Offering spacious family living, the house has double glazed windows and gas central heating.

The accommodation includes an entrance hallway with storage cupboard and cloakroom with two piece white suite with window to side. The bright and spacious lounge has space for dining and window and patio doors to the rear. The kitchen has window to the front and is fitted with a range of modern base and wall units with the double oven, hob, hood, dishwasher and fridge/freezer to remain. Off the kitchen is a utility room with door to the side with the washing machine and freezer to remain. Upstairs, the landing has a further storage cupboard. The main bedroom has window to the front, two fitted wardrobes and en-suite shower room fitted with a two piece white suite with window to the front. There are two further double bedrooms, both with fitted wardrobes and windows to the rear. Completing the accommodation is the bathroom with window to the side fitted with a three piece white suite with shower over the bath

Externally, the front garden is mainly hard landscaping and there is a single garage. There is also good sized, private garden to the rear is fully enclosed and mainly laid to lawn with patio and raised beds.

Early viewing is essential to fully appreciate this well-proportioned family home.

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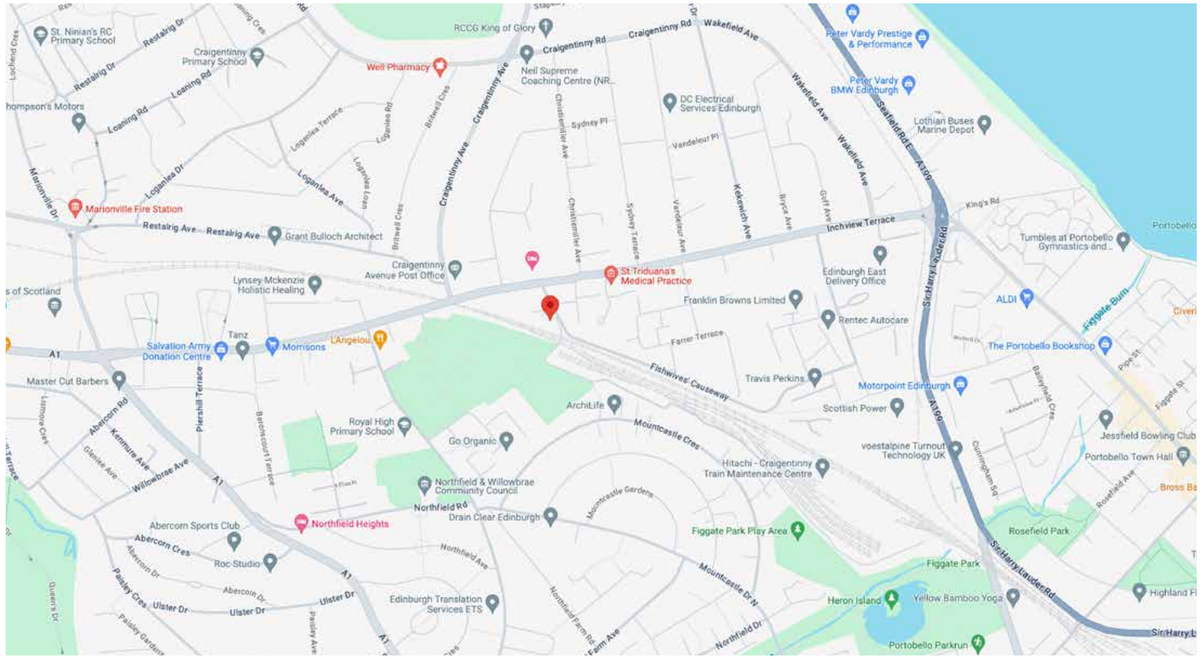

Craigentinny is a popular area with easy access to the city centre and close to an array of excellent amenities, with bars and restaurants, the Playhouse Theatre and the Omni Centre with cinema, all close by.

Area Description

Craigentinny is a popular area with easy access to the city centre and close to an array of excellent amenities, with bars and restaurants, the Playhouse Theatre and the Omni Centre with cinema, all close by. There is a range of shops, with everything from small specialist shops, to supermarkets such as Tesco, and department store, Meadowbank Retail Park also nearby. Edinburgh has a good public transport service operating throughout the city with a great bus network locally.

Ground floor

First floor

Accommodation

Lounge/Diner:	4.37m x 6.07m	(14'4" x 19'11")	Bedroom 1:	3.5m x 3.63m	(11'6" x 11'11")
Kitchen:	3m x 4.27m	(9'10" x 14')	En-suite:	2.03m x 2.24m	(6'8" x 7'4")
Utility Room:	1.6m x 2.4m	(5'3" x 7'10")	Bedroom 2:	4.42m x 2.67m	(14'6" x 8'9")
WC:	2.5m x 1.04m	(8'2" x 3'5")	Bedroom 3:	3.63m x 2.77m	(11'11" x 9'1")
			Bathroom:	2.24m x 1.8m	(7'4" x 5'11")

Note

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix copyright 2011.

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