

cameron stephen
& co.



24 Marmion Crescent
Edinburgh
EH16 5QY



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Semi Detached
House



accommodation

- Entrance vestibule & hall
- Sitting room / dining room
- Fitted kitchen
- 3 Double bedrooms
- Bathroom
- Driveway
- Large rear garden

features

- Bright & exceptionally spacious
- Good storage incl an attic
- Large garden & driveway
- Gas central heating
- Double glazing
- New kitchen & bathroom
- New decor and carpets

description

Exceptionally spacious semi detached family home in a great location, just a short walk from Cameron Toll shopping centre. The recently refurbished accommodation comprises, on the ground floor, entrance vestibule and hallway with two storage cupboards, large sitting room / dining room with windows to front and rear, and a feature fireplace, new fitted kitchen with appliances and rear hall with door to the rear garden. On the upper floor, there are three excellent sized double bedrooms, all with storage and a brand new bathroom with white suite and thermostatic shower fitting over the bath. There is a large monoblock driveway to the side and a large garden to the rear, with a garden shed. Overall, this is a superb family home, which must be viewed to be fully appreciated.



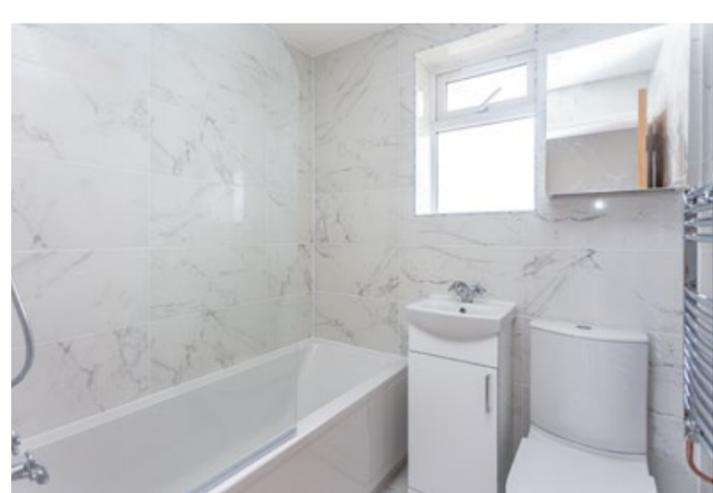
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Home Report
Value: £265,000

Items to be included in the sale price:

Fitted floor coverings, ceiling and wall light fittings, oven, hob, extractor hood, washing machine and fridge/freezer.



TOTAL FLOOR AREA: 92.0 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operation or efficiency can be given.
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