

£295,000

73 Linnburn Road, Meir Hay, ST3 5RW



- THREE BEDROOM DETACHED
- DRIVeway
- LARGE EXTENDED LIVING SPACE
- DOWNSTAIRS W/C
- MODERN BATHROOM
- SOUTH FACING GARDEN
- EN-SUITE TO MASTER BEDROOM
- DETACHED GARAGE
- ACROSS FROM LOCAL AMENITIES

This charming three-bedroom detached property offers a spacious and comfortable living environment. Boasting an extended lounge area, it provides ample room for relaxation and entertaining. Also comprising of three double bedrooms with en-suite to the master, modern bathroom, kitchen and downstairs W/C. Outside, a private driveway offers off-road parking, leading to a detached garage and lovely rear garden space. Located in a desirable neighbourhood, this home is an ideal choice for you!

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ENTRANCE HALLWAY

Entering the property through the uPVC front door, straight ahead you have stairs to the first floor. To the left, you have a separate hallway leading to the downstairs W/C and lounge space. Perfect space for taking shoes off. uPVC window, fitted carpet, laminate through the separate hallway. Central heating radiator, spotlights. Access to kitchen.

LOUNGE AND DINING AREA

6.97m x 4.80m (22'10" x 15'9")

This beautifully designed lounge and dining room offers an open and airy atmosphere. The space is bathed in natural light thanks to the Velux windows, uPVC double glazed windows & uPVC patio doors, which fill the room with a bright, welcoming glow. The layout seamlessly combines the lounge and dining areas, creating a versatile space for both casual lounging and more formal dining. Double glazed doors lead out to the back patio, laminate flooring, wall lights, two central heating radiators.

DOWNSTAIRS W/C

1.57m x 1.04m (5'2" x 3'5")

Low level W/C, sink basin, laminate flooring.

KITCHEN

5.71m x 3.81m (18'9" x 12'6")

A range of wall and base units providing ample storage space, plumbing for dishwasher and washing machine, integrated extractor hood with half tiled walls. A practical breakfast bar is in place but there is still room to fit a dining table in here if you prefer. Stunning grey tiled floor, central heating radiator, bay fronted double glazed window and second uPVC double glazed window. Spotlights in ceiling.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Fitted carpet. Central heating radiator. Access to all three bedrooms. uPVC double glazed window. Access to loft space which is part boarded and boiler housed in here.

BEDROOM ONE

2.87m x 2.84m to wardrobes (9'5" x 9'4")

New oak door, fitted carpet and fitted wardrobes. A good sized master bedroom with en-suite to follow. uPVC double glazed window, central heating radiator.

EN-SUITE

2.33m x 1.82m (7'8" x 5'12")

Low level W/C, pedestal wash basin, walk in shower cubicle. Two uPVC double glazed windows, vinyl flooring, storage cupboard. Spotlights in ceiling.

BEDROOM TWO

3.00m x 2.53m (9'10" x 8'4")

This room offers gorgeous views out the back, new oak door, fitted carpet, uPVC double glazed window, central heating radiator.

BEDROOM THREE

3.83m x 2.66m (12'7" x 8'9")

A bright room with two double glazed uPVC windows, fitted wardrobes, new oak door, fitted carpet.

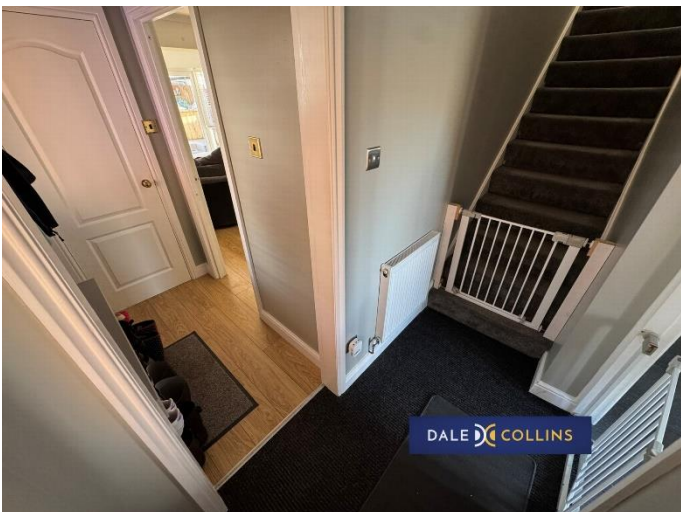
FAMILY BATHROOM

2.33m x 1.98m (7'8" x 6'6")

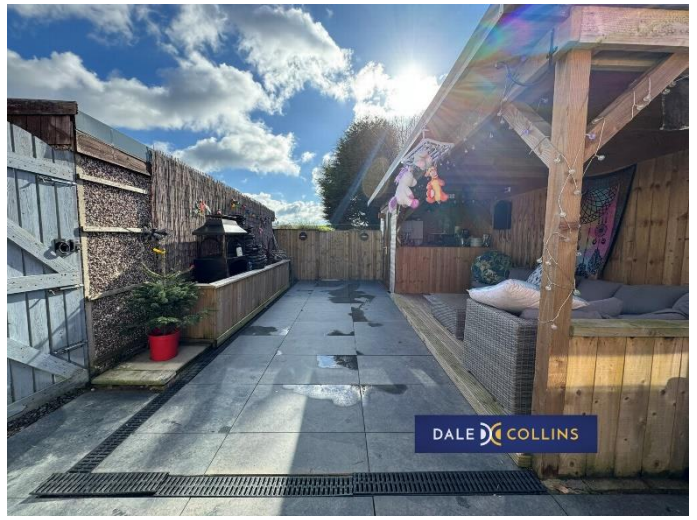
A stunning white piece bathroom with P-shaped bath, overhead shower, bathroom basin vanity with W/C. Vinyl flooring and bathroom wall panels. Towel rail radiator. uPVC window.

EXTERNALLY

To the front, there is a lawn space with plants and fenced border to one side, a long driveway leading to the detached garage and gated rear garden space. To the rear, this south facing garden has lovely Indian stone patio with a built-in summerhouse/bar area perfect for relaxing and entertaining guests - ready for summertime! Electric installed in the garage and outdoor tap. Through the second gate, there is a separate lawned garden space.

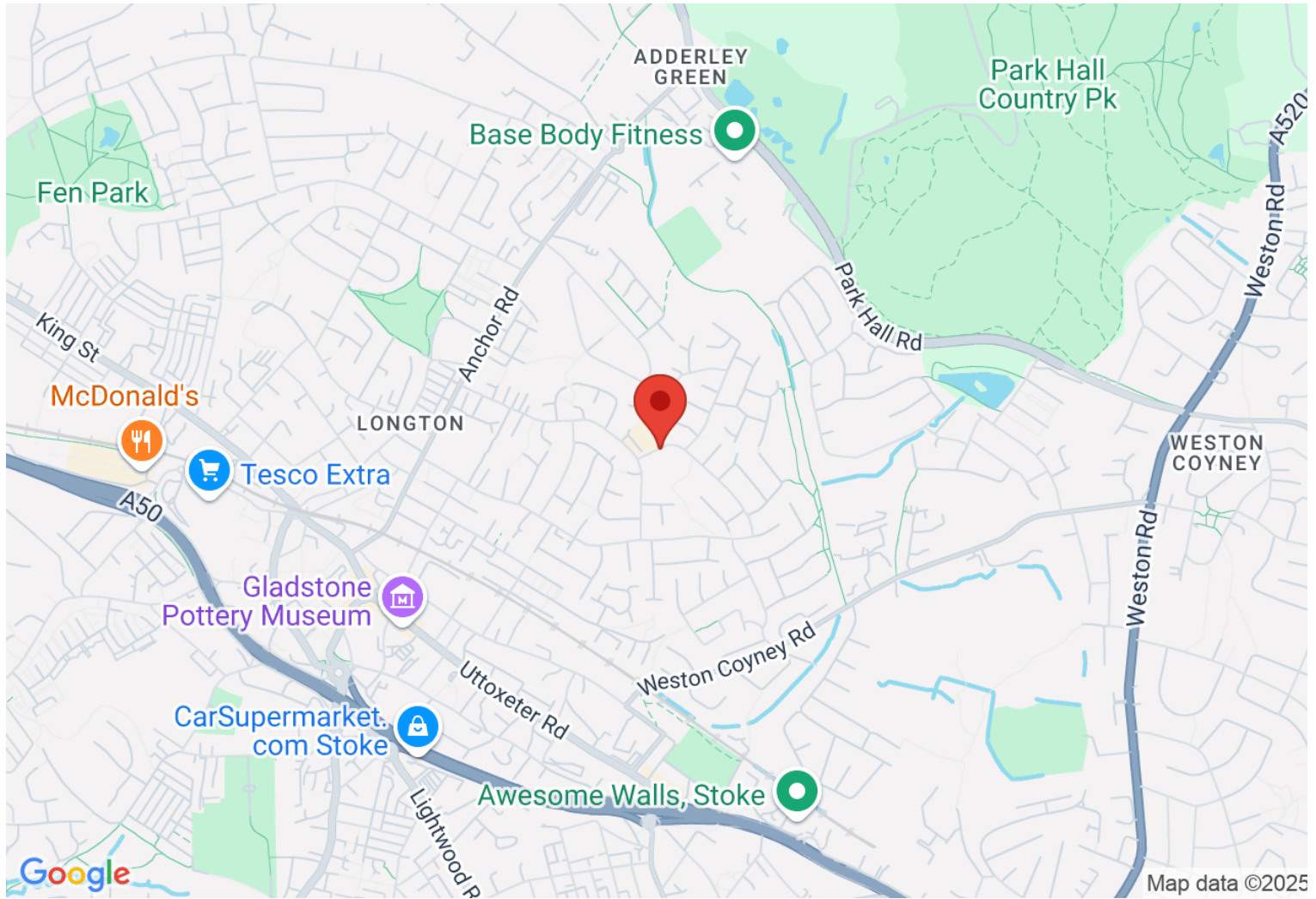








Location: 73 Linnburn Road, Meir Hay, ST3 5RW



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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