

38 RIVERSDALE GROVE
MURRAYFIELD, EDINBURGH, EH12 5QS

CURRAN & CO
PROPERTY



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OFFERS OVER £315,000



'Occupying a sizeable plot within a quiet cul-de-sac in sought-after Murrayfield, 38 Riversdale Grove is a beautifully presented end-terrace house which is of move-in condition throughout'

- Living Room & Dining / Sun Room
- Well-equipped Kitchen
- Two Double Bedrooms
- Modern Family Bathroom
- Gas Central Heating & Double Glazing
- Driveway, Garage & Expansive Rear Garden
- EPC Rating C
- Council Tax Band E



Description

38 Riversdale Grove is a beautifully presented two bedroom end-terrace house, occupying a sizeable corner plot within a quiet cul-de-sac in sought-after Murrayfield. The property is of move-in condition throughout and boasts an expansive rear garden, detached garage and driveway.

The accommodation comprises: entrance hall; living room with fitted shelves and storage; sun room which provides an ideal dining room and has access to the driveway; well-equipped kitchen with base and wall-mounted units, further fitted storage, stylish sage green subway tiling and access

to the rear garden; carpeted stair to the upper landing with access to attic storage; spacious double bedroom 1 with storage units and mirrored wardrobe; double bedroom 2 and modern family-size bathroom with heated chrome towel-rail, fitted storage and shower over the bath. There is gas central heating via a recently installed combi boiler and double glazing throughout.

To the front of the property there is a Monobloc driveway leading to the detached garage, and a timber bin shelter. The landscaped rear garden features two lawns, raised beds, mature borders and a decked terrace.

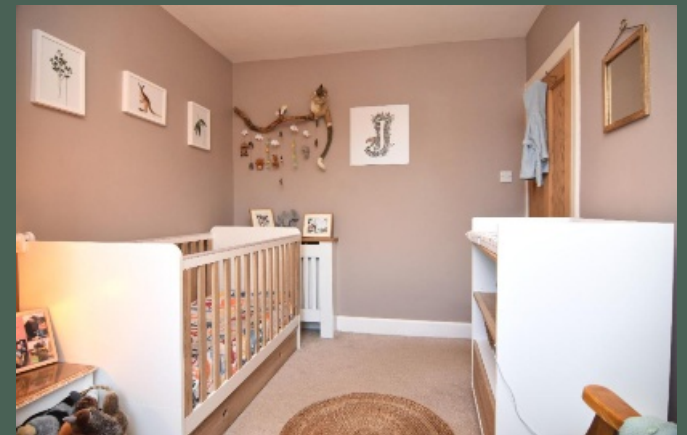
The current owners have had professional plans drawn and a building warrant granted for the addition of an en-suite bedroom and utility room to the side of the house. Please contact our office for further information.

Extras

Extras to be included in the sale are all carpets and floorcoverings, blinds, and freestanding cooker.

Viewing

Viewing is by appointment. Please contact our office to arrange.





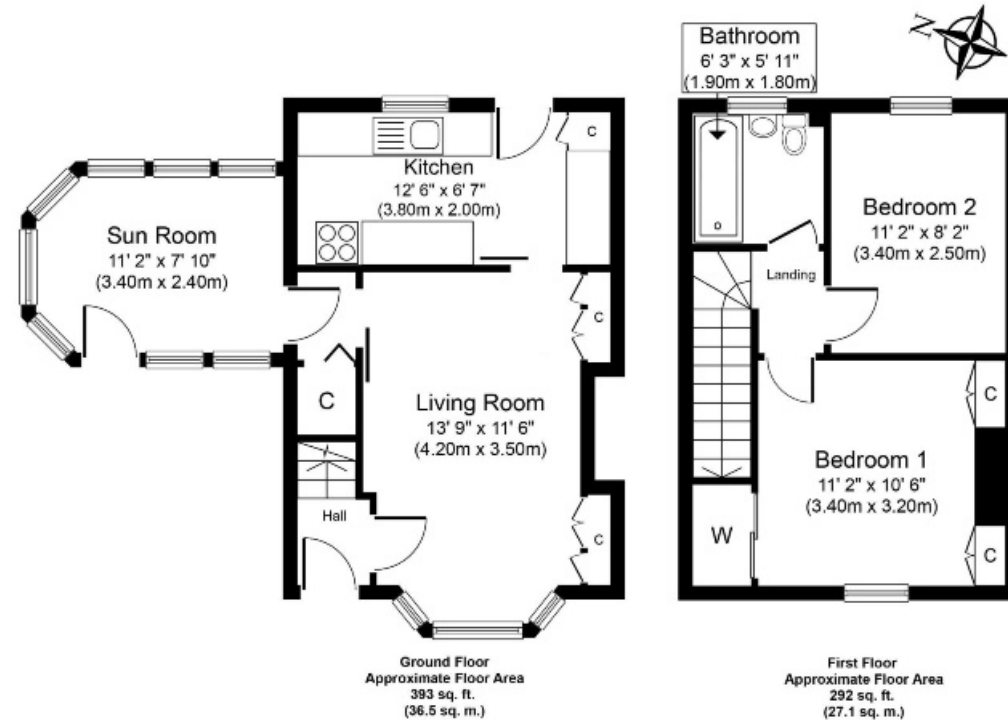
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.