



37 Maitland Road, Kirkliston

Offers Over £295,000

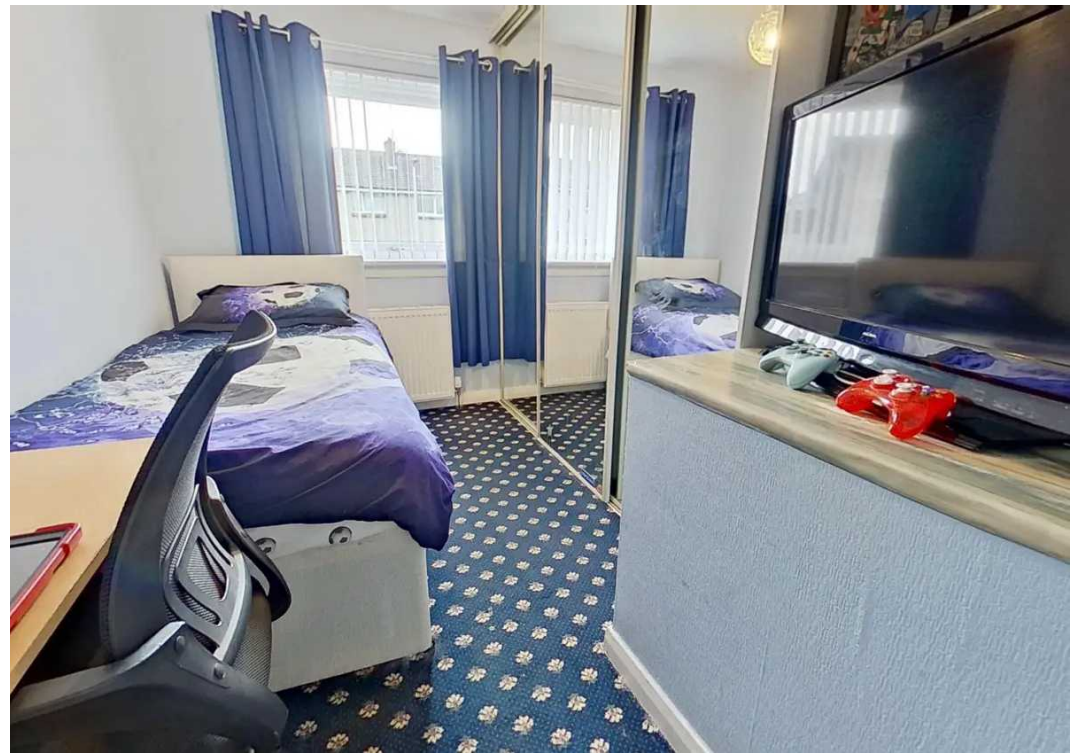
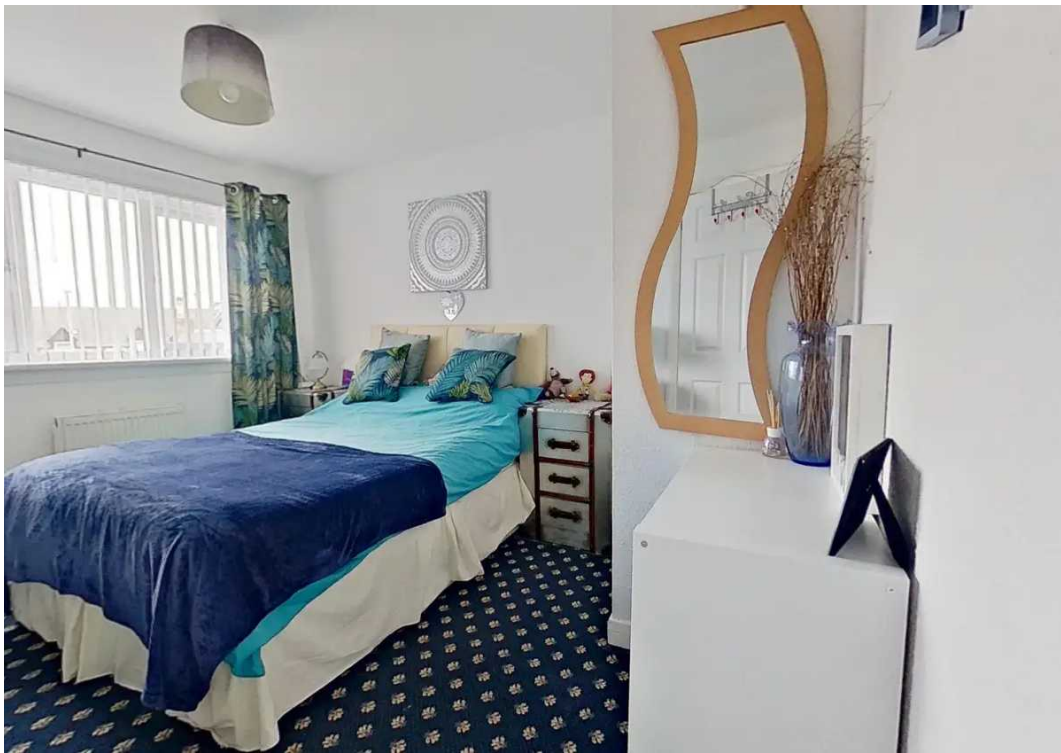
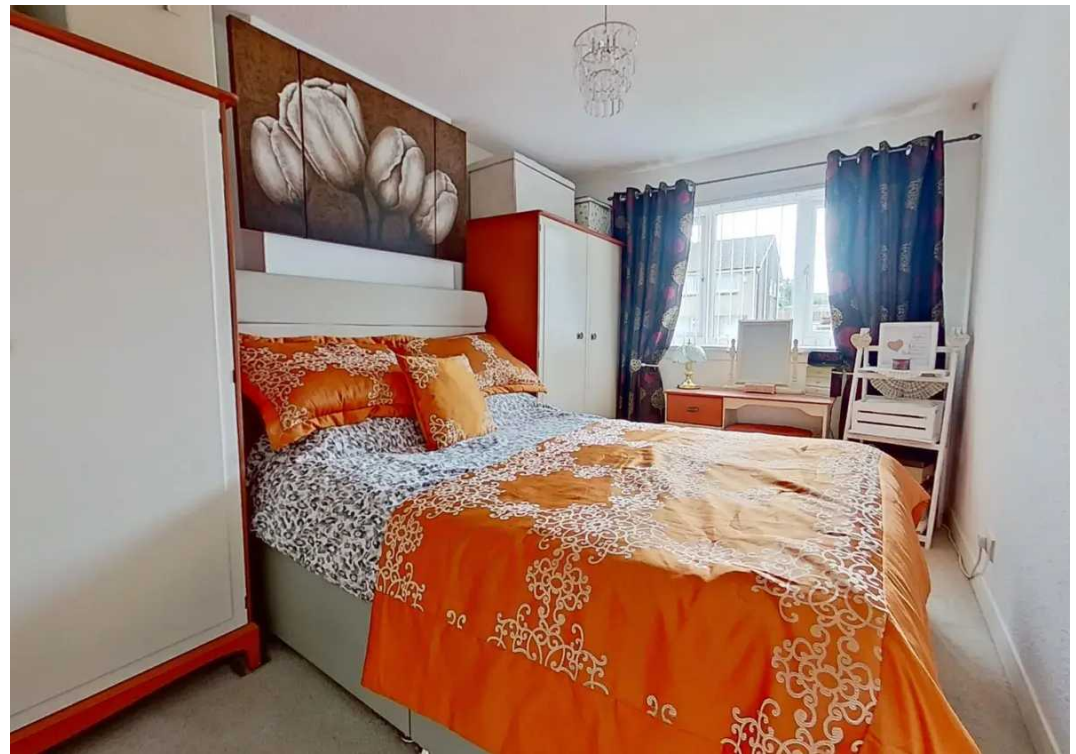


37 Maitland Road

Kirkliston, Kirkliston

Tenure: Freehold





Hall

Access through UPVC/double glazed door with matching side panels into welcoming hall. Side facing window with vertical blinds. Fitted carpet through hall, stairs and landing. Door to lounge/dining room.

Lounge/Dining Room

26' 0" x 13' 5" (7.92m x 4.09m)

Fitted Kitchen

18' 3" x 7' 5" (5.56m x 2.26m)

Extended kitchen fitted with an abundance of floor and wall mounted units (including pull out), drawers, integrated dishwasher, 1.5 bowl sink, side drainer and mixer tap, extractor hood, and complementary worktops. The range cooker is included in the sale but is not warranted. Side facing window with vertical blind. UPVC/double glazed door and side panel. Laminate flooring through kitchen and family room, 3-way light fitting.

Family Room

15' 8" x 6' 8" (4.78m x 2.03m)

Forming part of the extension, versatile room currently used for relaxing and eating in. French doors to suntrap decked patio and rear garden. Radiator, fan/light, breakfast bar.

Upper Landing

Doors to bedrooms and shower room. Side facing window with vertical blinds. Shelved cupboard. Hatch to floored loft with Ramsay ladder and light.

Bedroom One

11' 4" x 9' 9" (3.45m x 2.97m)

Rear facing window, vertical blinds, curtains and pole. Cupboard with hanging rail. Fitted carpet, radiator.

Bedroom Two

13' 6" x 9' 4" (4.11m x 2.84m)

Front facing window with vertical blinds, curtains and pole. Fitted carpet, radiator.







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