



19 Foxhall Gait, Kirkliston

Offers Over £262,000



19 Foxhall Gait

Kirkliston, Kirkliston

Tenure: Freehold

- French doors to rear garden
- Downstairs WC and understairs storage
- Two double bedrooms
- 8 years of NHBC warranty
- Private parking
- 9.8 miles from Edinburgh City Centre
- 3 miles from Edinburgh Airport
- Open plan lounge, kitchen and dining area





Open plan lounge/kitchen and dining area

24' 5" x 14' 5" (7.44m x 4.39m)

The kitchen area is fitted with sleek base and wall mounted units (one housing combi gas central heating boiler), integrated fridge, freezer, dishwasher, wine rack, ceramic hob with stainless steel splashback, fan assisted oven, cooker hood, stainless steel sink, side drainer and mixer tap, complementary worktops and matching splashbacks. Front facing window with wood effect venetian blind and French doors with curtains and pole leading to fully enclosed rear garden. Doors to downstairs WC and large storage cupboard housing electric switchgear. Hardwood flooring and quality carpeted staircase to upper landing and bedrooms. 3 radiators.

Downstairs WC

Fitted with pedestal wash hand basin with mixer tap and splashback, and dual flush WC. Quality vinyl floorcovering, radiator, downlighters.

Upper Landing

Doors to bedrooms, bathroom and cupboard. Hatch to loft. Radiator.

Bedroom One

14' 7" x 8' 4" (4.45m x 2.54m)

Good sized double bedroom with rear facing window, curtains and pole. The wardrobe unit with two sliding doors (one mirrored) is included in the sale. Radiator.

Bedroom Two

10' 7" x 8' 4" (3.23m x 2.54m)

Another good sized bedroom with front facing window, curtains and pole. Radiator.

Bathroom

Fitted with dual flush WC, semi pedestal wash hand basin with mixer tap and bath with mixer tap shower attachment and glazed screen. Tiled to ceiling height around bath. Quality vinyl floorcovering, chrome vertical radiator, downlighters.



GARDEN

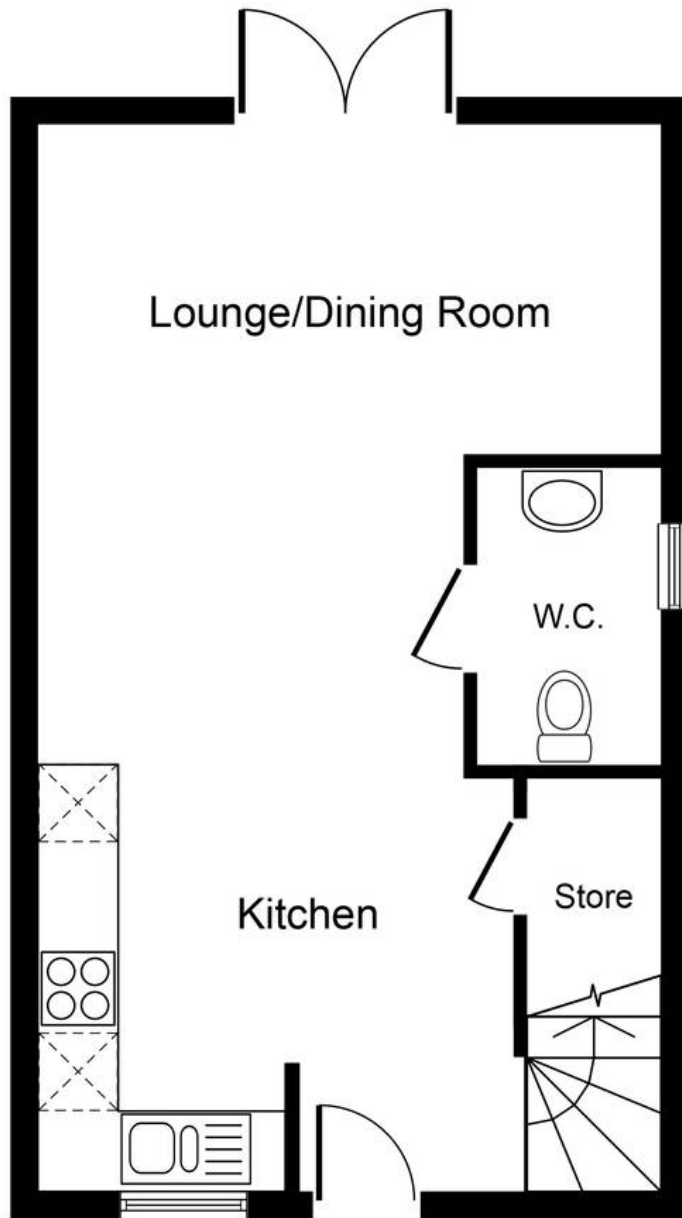
Fully enclosed secluded rear garden laid to grass and large patio area and path. Rear gate for bin access.

ALLOCATED PARKING

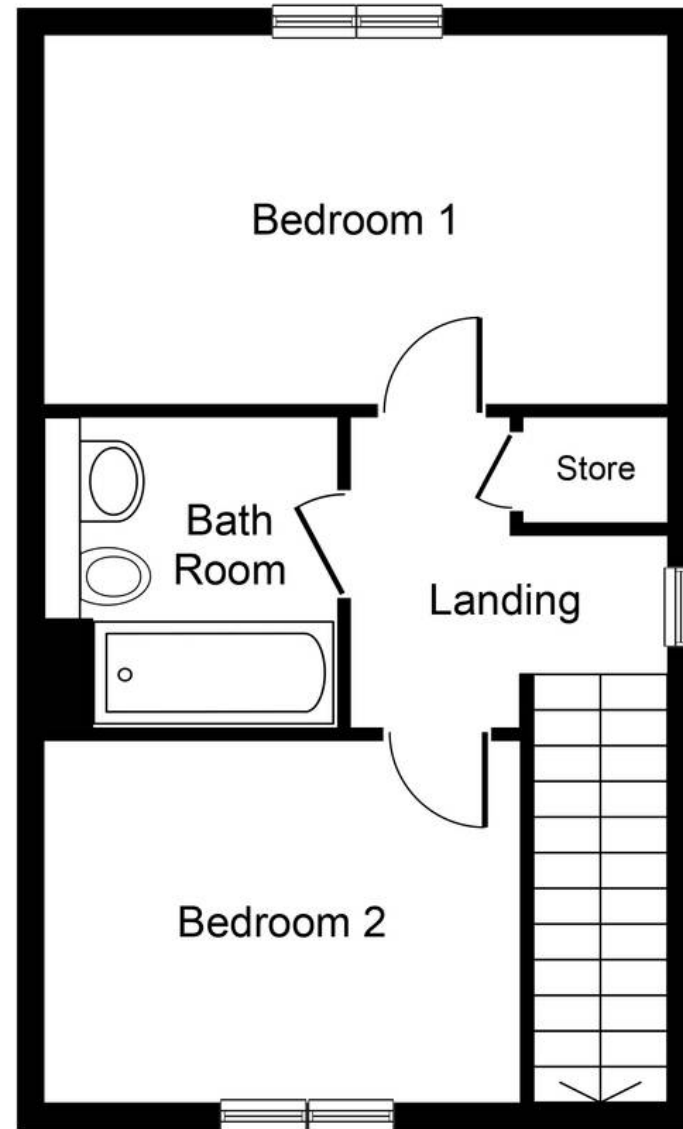
1 Parking Space

Allocated and visitor parking.





Ground Floor



First Floor

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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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