



## 5 Masson Close, Kirkliston

Offers Over £280,000



# 5 Masson Close

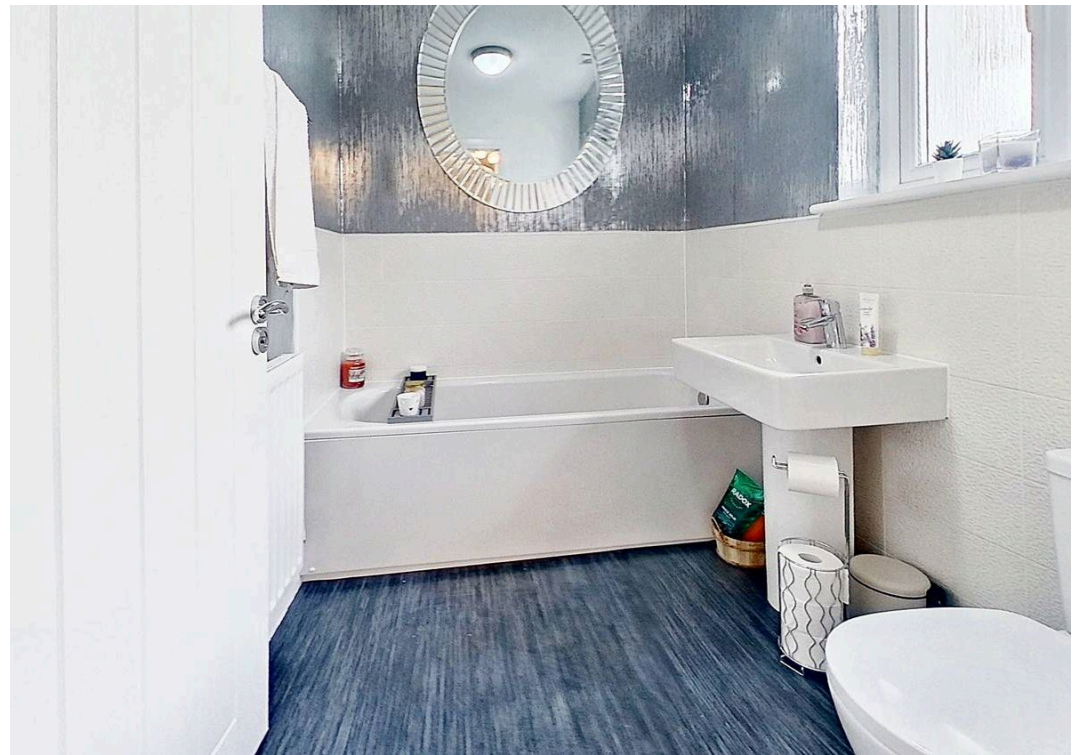
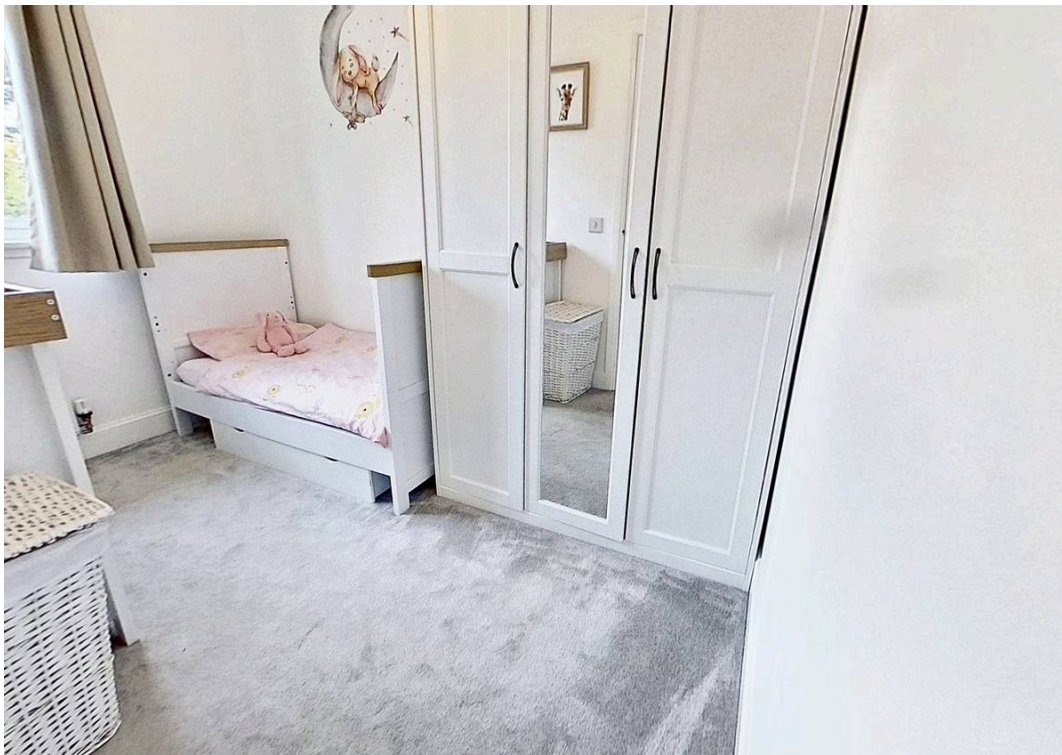
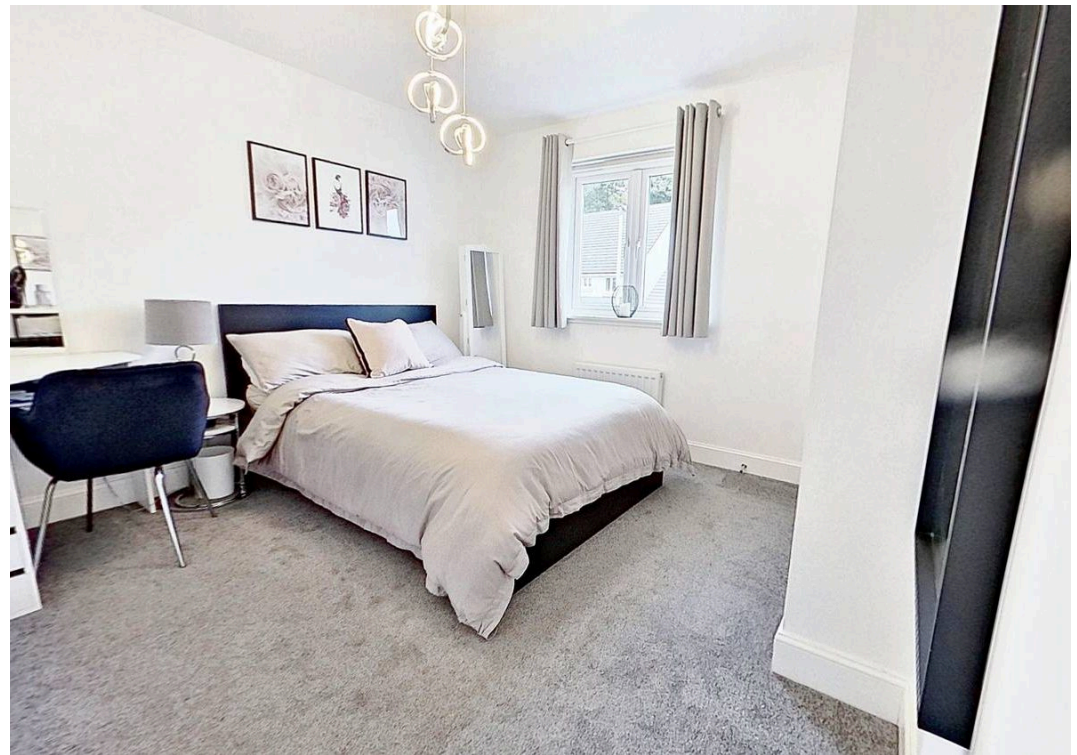
Kirkliston, Kirkliston

Council Tax band: TBD

Tenure: Freehold

- Move-in Condition
- Landscaped Garden
- Double Monobloc Driveway
- Two Double Bedrooms with Fitted Wardrobes, one good sized Single Bedroom
- Ensuite Shower Room
- Utility Room
- Downstairs WC
- Combi Gas Central Heating Boiler





## Hall

Access through door with opaque double glazed insets. Doors to lounge/dining room and kitchen/breakfast room. Laminate flooring through hall, kitchen breakfast room, utility room and downstairs WC. Carpeted staircase.

## Lounge/Dining Room

20' 5" x 10' 5" (6.23m x 3.18m)

Spacious family sitting room with UPVC door with glazed panel to side and front facing window, both with eyelet curtains and pole. Fitted carpet, two radiators, two light fittings.

## Kitchen/Breakfast Room

20' 5" x 10' 7" (6.23m x 3.22m)

Delightful family room. The kitchen area is fitted with base and wall mounted units, one housing combi gas central heating boiler, gas hob with stainless steel splashback, electric oven, extractor hood, integrated fridge/freezer and dishwasher, 1.5 stainless steel sink, side drainer and mixer tap, complementary worktops and matching splashbacks. Front and rear facing windows, one with curtains and pole and one with roller blind. Doors to hall, utility room and shelved cupboard housing electric switchgear. Radiator.

## Utility Room

Fitted with base and wall mounted units, integrated washing machine, worktop and matching splashback. Doors to kitchen and WC and part opaque glazed door to rear garden. Radiator.

## Downstairs WC

Fitted with dual flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator, extractor, light fitting.

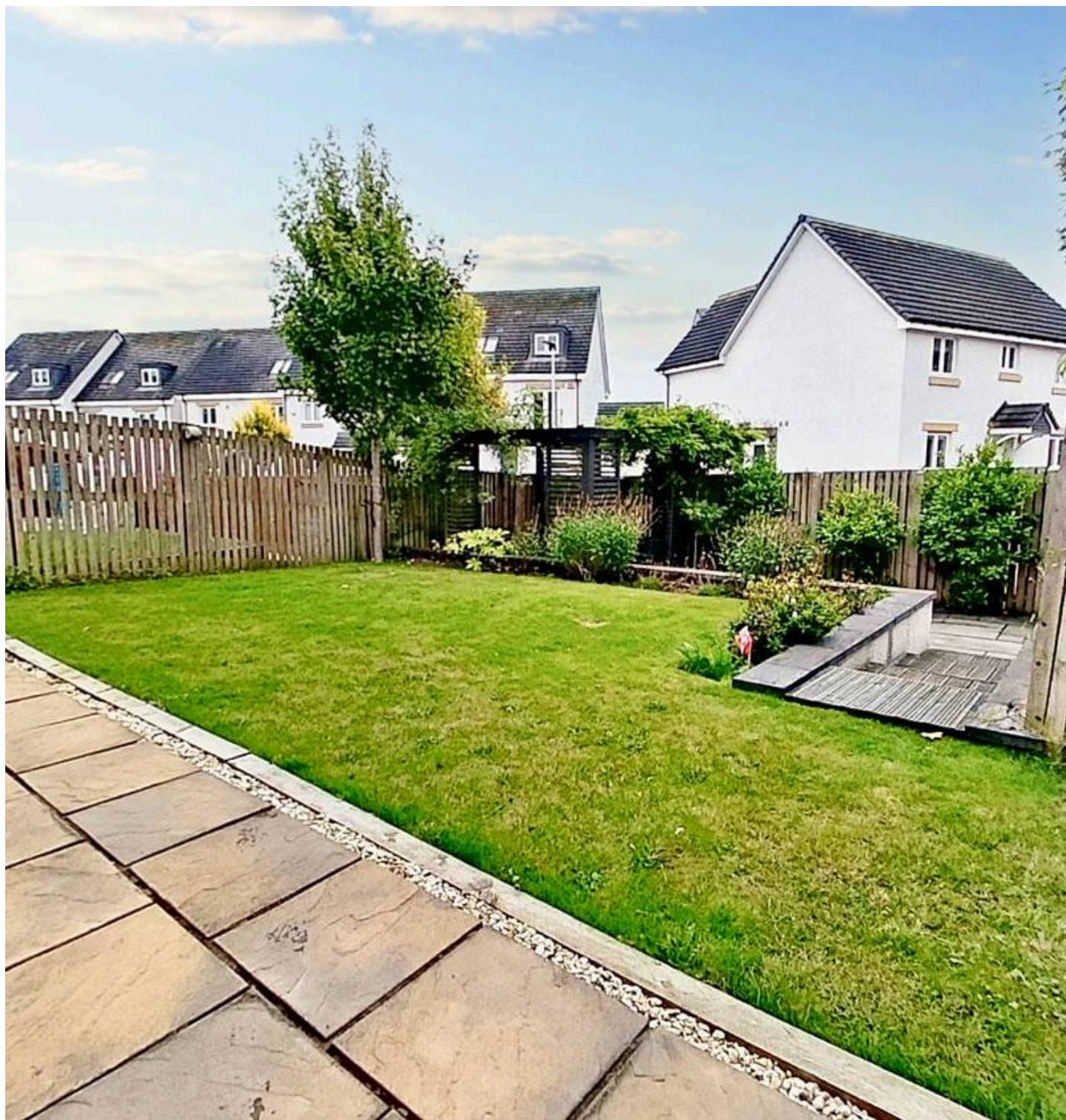
## Upper Landing

Doors to bedrooms, bathroom and two shelved cupboards. Rear facing window with roller blind. Fitted carpeting through landing and bedroom two.

## Principal Bedroom

11' 4" x 10' 7" (3.46m x 3.23m)

Front facing window with roller blind, eyelet curtains and pole. Fitted wardrobes offering shelves and hanging rail



## GARDEN

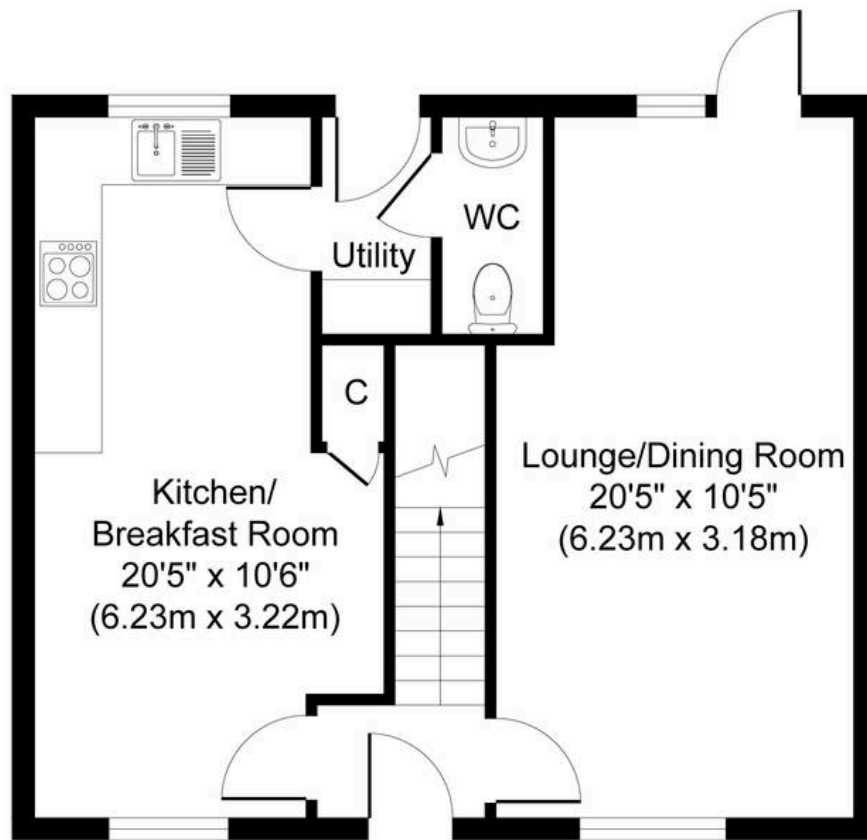
Landscaped rear garden laid to grass and shrubs. Upper and lower patio areas. Pergola and shed.

## DRIVEWAY

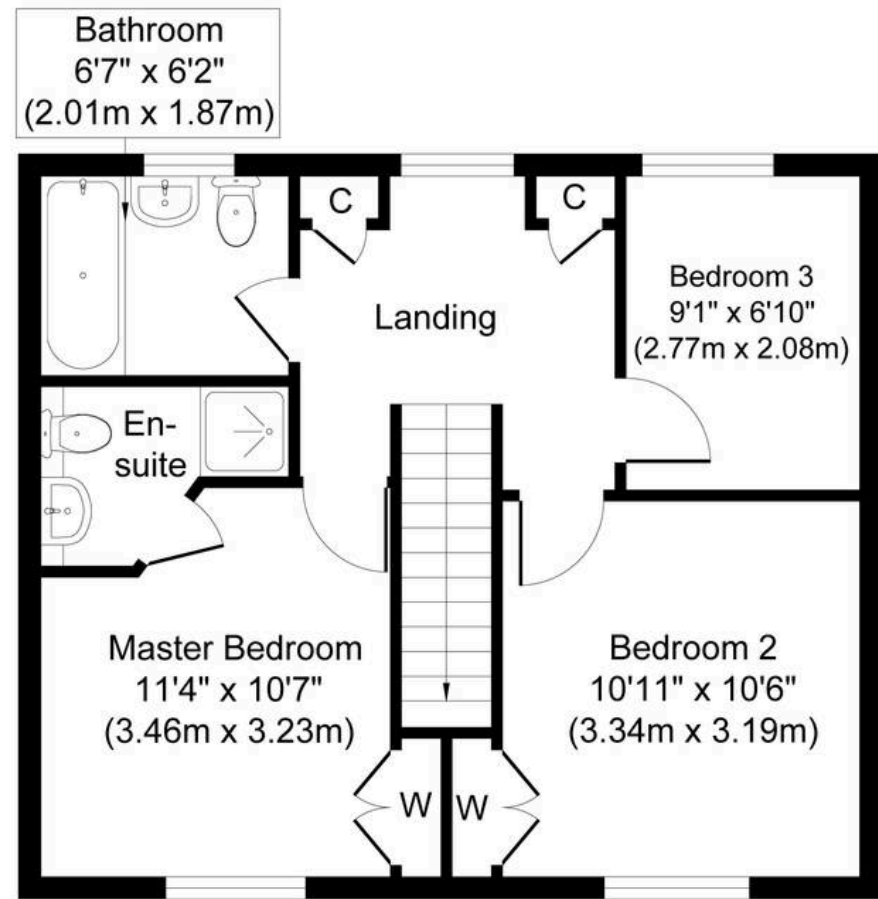
2 Parking Spaces

Double monobloc driveway.





**Ground Floor**  
**Approximate Floor Area**  
**489 sq. ft**  
**(45.41 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**489 sq. ft**  
**(45.41 sq. m)**

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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