



15 Edinburgh Road

Harthill ML7 5NS

Offers Over £115,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



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This is a spacious detached bungalow set in generous mature gardens, that will provide an excellent renovation project and family home. Upgrading and remedial works will be required. It has superb potential and will have broad market appeal. The property is currently sub divided into two dwellings (2 entrance's) but was originally one and could be reversed. (see floor plan) Alternatively could be an ideal purchase for use with extended family. Rooms are well proportioned throughout and it is ideally situated for local shops, amenities, public transport and motorway access. Flexible entry. Chain free.

- **Entrance vestibule ( x 2)**
- **Spacious Lounge**
- **2nd lounge/kitchen**
- **Main kitchen**
- **Three bedrooms (1 en-suite)**
- **Separate shower room**
- **Double glazing**
- **Extensive gardens**
- **Shared access drive to side**
- **Council Tax Band D**
- **Floor area 114 sq m /1227 sq ft approx.**

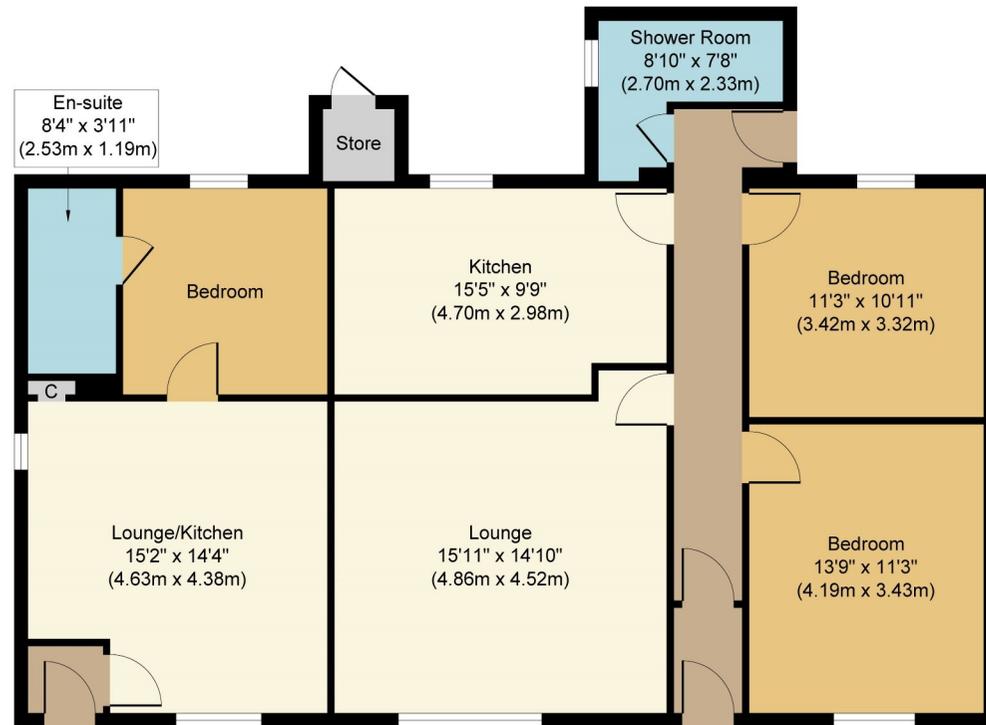


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)



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**Approximate Floor Area**  
**1227 sq. ft**  
**(114.08 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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