



south facing garden and drive allowing secure parking. Viewing strictly by appointment.





Vestibule and Hall

Access to this family home is through an attractive UPVC external door. The vestibule area has a further timber and glazed door leading to the hall. The hall has internal doors leading to the lounge, dining room and downstairs shower room. Cornice to the ceiling. Feature arch. Stairs rise to the upper level.

Lounge

The spacious Lounge is at the heart of the home, semi open plan to the dinning room, wide glazed French style doors and floor to ceiling internal windows lead to the Conservatory. Superb working Log burner. Press style cupboard. Central celling rose. Ornate coving. Wall mounted picture lighting.

Dining Room

A second generous sized public room large enough for a good sized dining room table plus additional free standing furniture. Semi open plan to the lounge and allowing access to the kitchen. Attractive display fireplace. Storage cupboard, wall lights, central ceiling light decorative/ornate coving.

Conservatory

A superb sized conservatory, reroofed in 2024. Hexagonal effect with windows on all sides, beautiful scenic views over the harbour, the Forth Estuary and on to the Lothian Hills beyond. An external door exits to the gardens.

Kitchen

The kitchen has been tastefully remodelled with a good supply of modern gloss finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Ceramic tile, brick effect splash backs, space for slot in cooker, fixed matt finished chimney style extractor. Power points and switches finished in brushed chrome. Plumbing for automatic washing machine. Double aspect windows looking to side and rear (Whyterose Terrace). External door.

Downstairs Shower Room

The downstairs shower room is extensively tiled. Three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity unit and enclosed double shower compartment with thermostatically controlled shower. Tiled flooring, Heated towel rail. Opaque glazed window.





Upper Level

Stairs and Landing

The staircase rises to the upper level. The landing allows access to both bedrooms.

Bedroom 1

An excellent sized double bedroom with large window offers superb views towards the harbour, Forth Estuary and Lothian Hills beyond. Large walk in wardrobe/dressing room (velux window formation). A further door leads to the en-suite shower room.

Ensuite Shower Room

The En-Suite shower room has three piece suite comprising low flush WC, pedestal wash hand basin, enclosed and tiled double shower compartment with thermostatically controlled shower. Chrome finished ladder style heated towel rail. Opaque glazed window.

Bedroom 2

The second bedroom again has a window formation offering these great views to the south over the Forth Estuary to the Lothians beyond.

Gardens

The main tiered garden is south facing with views to the Forth Estuary. The ground to the north (Whyterose Terrace) is enclosed with a large gate allowing vehicle access to the secure parking.

Heating and Glazing

Double glazing. Gas central heating with combi boiler and working log burner in lounge

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.





APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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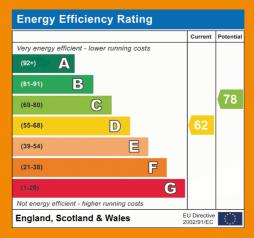


Ground Floor Approx 74 sq m / 794 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real times. Made with Made Snappy 360.





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