



Linnburn Road,
Meir Hay



OneAgency

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Offers in Excess of £145,000

A two bedroom semi-detached house in Meir Hay which is considered ideal for both first time buyers and buy to let investors. The property is well presented throughout and benefits from front and rear gardens, off road parking and well presented accommodation. The property is located close to amenities, commuter links and schools. Viewing is highly advised!





Kitchen / Diner

3.29m x 3.54m (10' 10" x 11' 7")
Doors to side and rear. Double glazed window to the rear, wall mounted Glow-Worm boiler, sink and drainer unit with mixer tap, plumbing for washing machine, ventilation for dryer, breakfast bar area, radiator, extractor fan, part tiled walls.

Living Room

4.86m x 3.29m (15' 11" x 10' 7" 5")
living flame gas fire with feature fire surround, double glazed window to the front, stairs to first floor, radiator.

Landing

Access to loft, built in storage.

Bedroom 1

3.00m max x 3.29m (9' 10" x 10' 10") Double glazed window to the front, radiator.

Bedroom 2

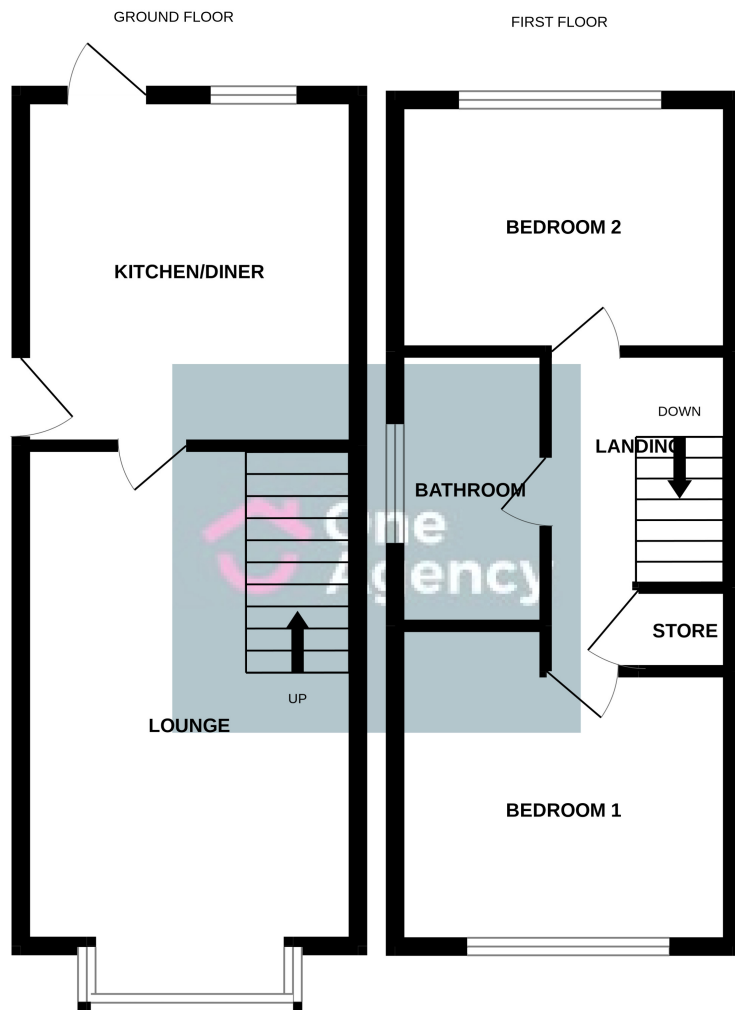
3.29m x 2.34m (10' 10" x 7' 8")
Double glazed window to the rear, radiator.

Bathroom

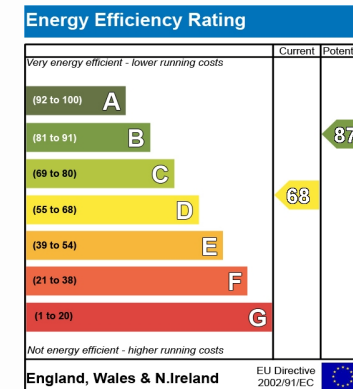
2.67m x 1.47m (8' 9" x 4' 10")
Double glazed frosted window to the side, bathroom suite comprising of panelled bath, WC and pedestal wash hand basin. Radiator, tiled walls.

Outside

Driveway proving ample off road parking for a number of vehicles. Front and rear gardens.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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