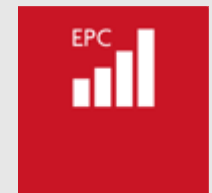
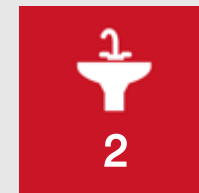
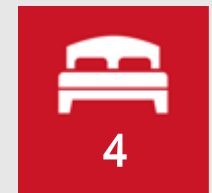
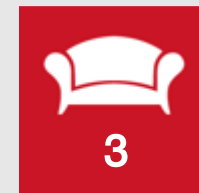




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Tenulloch, 25, Balwearie Road,  
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## Summary

This substantial detached house promises a characterful period home with attractive décor, leafy park views, garage parking, well-kept gardens, and a detached summerhouse/home office. The welcoming interiors include four bedrooms, two bathrooms, multiple living spaces, a partially floored attic, and generous basement storage. Within walking distance of the property are sandy beaches, supermarket shopping, schools, and rail links connecting to Edinburgh in less than an hour.

Extras: All fitted floor and window coverings, and light fittings (except living room, dining room, and family room) are included in the sale.

## Features

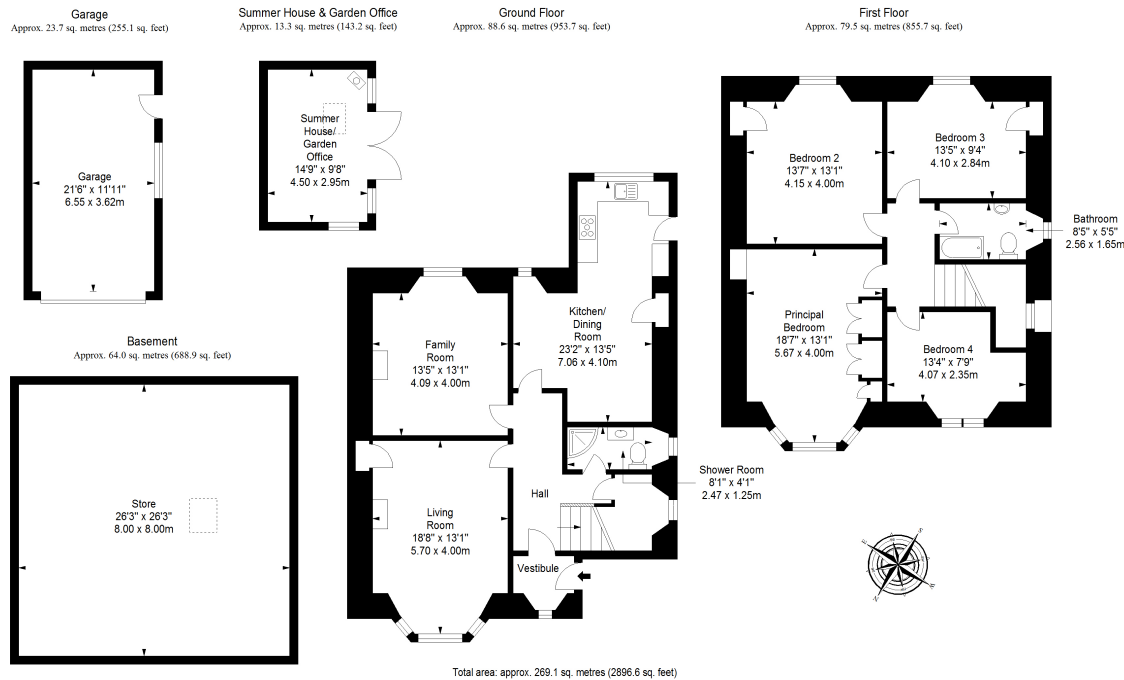
- Vestibule and hall with storage
- Bay-fronted living room
- Sunny family room
- Modern kitchen open to dining room
- Three double bedrooms with storage
- One single bedroom
- First-floor bathroom and ground-floor shower room
- Detached summer house/home office
- Gas CH, DG, EPC - E
- Private driveway and detached single garage
- Front and rear gardens

## Room Measurements

- Mid-size coastal town
- Partially floored attic
- Large basement store
- Characterful detached house



# Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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