




McEwan Fraser Legal
Solicitors & Estate Agents
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5 Quoiters Court
BLACKBURN, WEST LOTHIAN, EH47 7PP

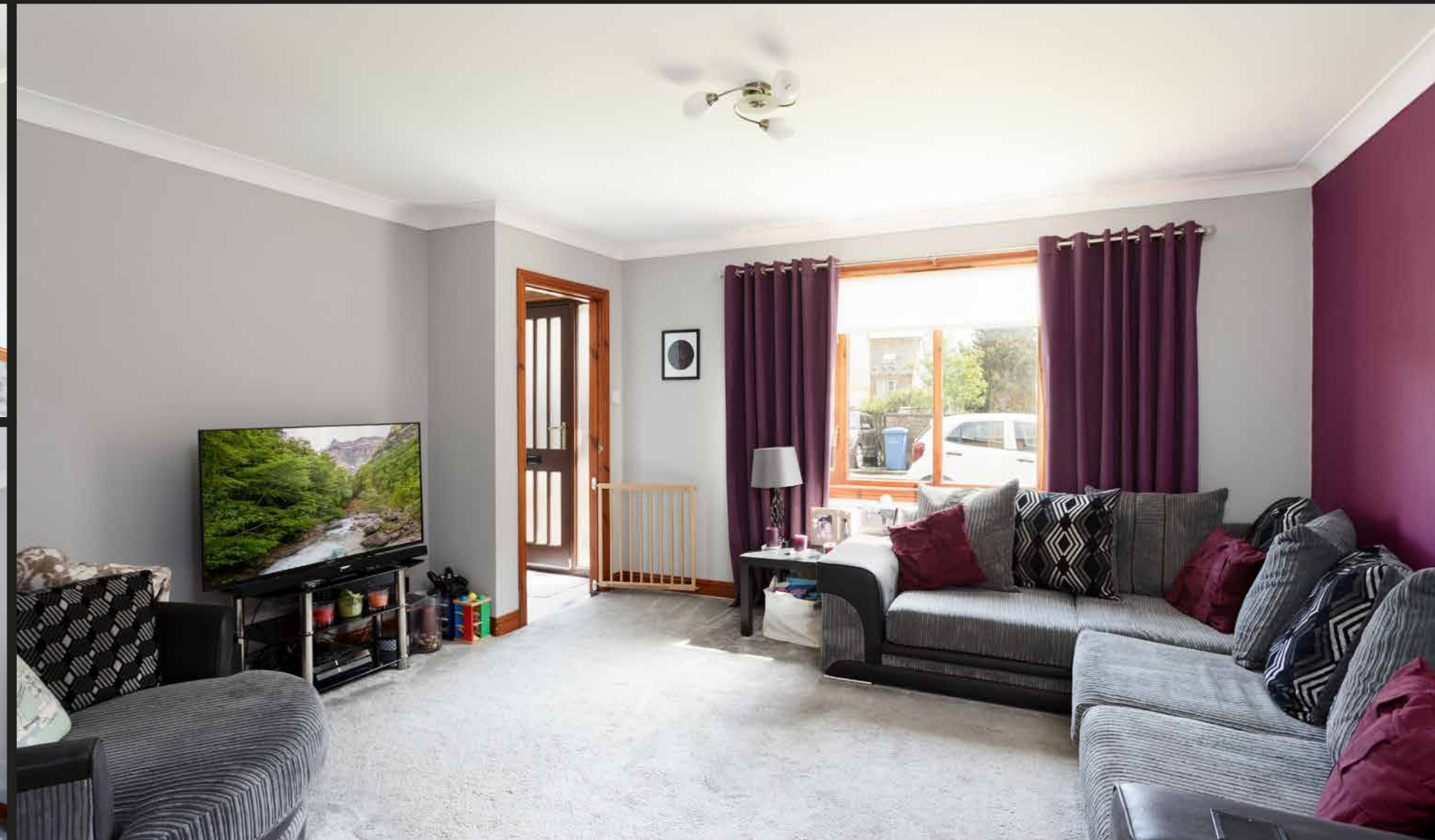
5 QUOITERS COURT

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McEwan Fraser is delighted to offer this spacious three bedroom semi-detached house to the market. The property enjoys excellent proportions with a particularly generous kitchen for a property of this type. Internally, it is presented in excellent condition and would be an ideal starter home for a couple or young family.

Accommodation is focused towards a generous reception room with large picture window and ample floor space for a range of different furniture configurations. Double doors from the lounge open onto a generous dining kitchen. The kitchen/diner comprises an ample range of base and wall mounted units which give excellent prep and storage space. Gas hob and electric oven are integrated with space being provided for further free standing appliances. Patio doors open onto a low maintenance rear garden. Climbing the stairs, there are two large double bedrooms and a generous single. The property is completed by a fully tiled bathroom with three piece suite and shower over bath.

For extra warmth and comfort, the property boasts gas central heating and double glazing.





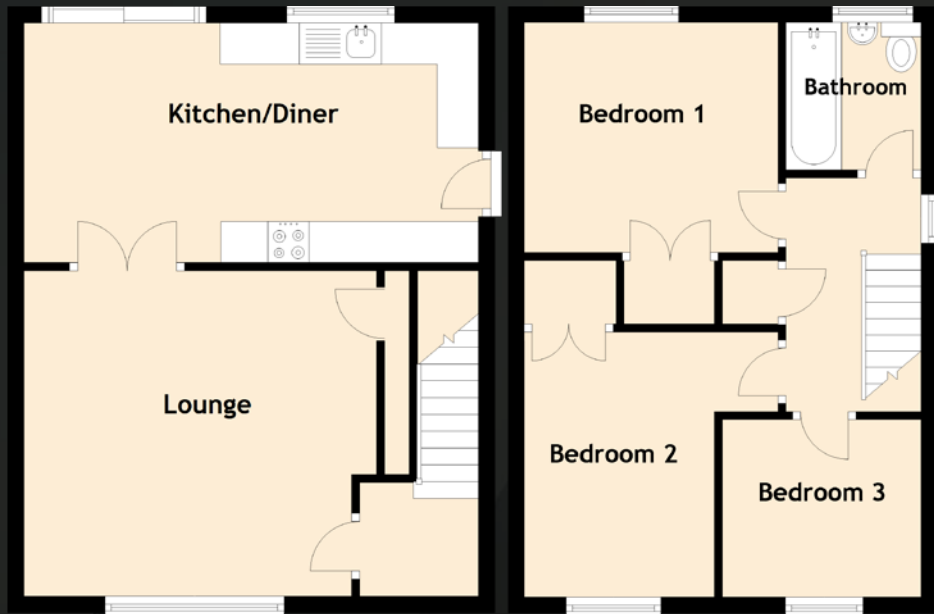
“... THE KITCHEN/DINER COMPRISES AN AMPLE RANGE OF BASE AND WALL MOUNTED UNITS WHICH GIVE EXCELLENT PREP AND STORAGE SPACE ...”





SPECIFICATIONS & DETAILS

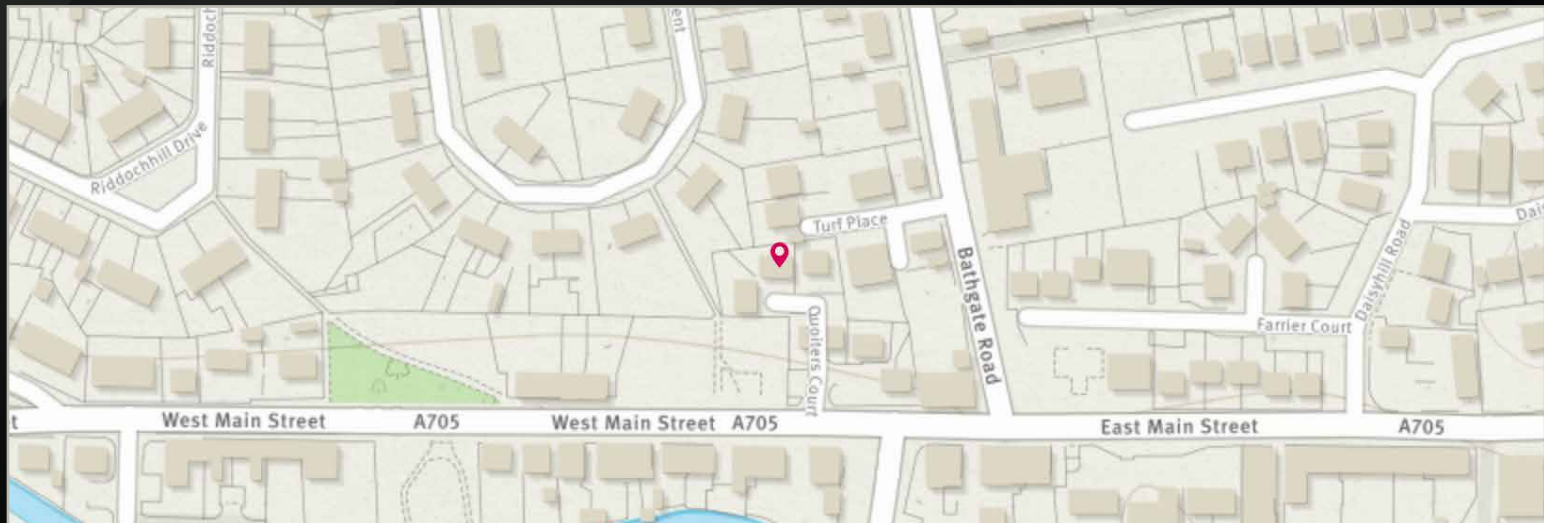
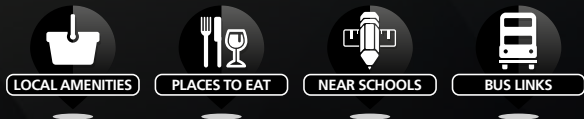
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.28m (17'4") x 2.91m (9'7")
Lounge	4.68m (15'4") x 3.95m (13')
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
Bedroom 2	3.34m (10'11") x 3.20m (10'6")
Bedroom 3	2.45m (8') x 2.32m (7'7")
Bathroom	1.86m (6'1") x 1.70m (5'7")

Gross internal floor area (m²): 78m²
EPC Rating: C





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Part
Exchange
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