

2 Lochiel Gardens

EDINBURGH, EH17 8WB



This modern three-bedroom mid-terraced house is less than a year old and located in Barratt Homes' sought-after Heritage Grange development



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McEwan Fraser is delighted to present this modern three-bedroom mid-terraced house to the market. Less than a year old and located in Barratt Homes' sought-after Heritage Grange development, the property is presented in 'as new' condition and benefits from gas central heating, double glazing, solar panels, two double bedrooms, a third single bedroom, spacious living room, contemporary fitted kitchen with integrated appliances, a ground floor WC and the remainder of its NHBC structural warranty.

THE LIVING ROOM



The ground floor accommodation is focused on the bright and well-proportioned living room. There is ample floor space for a variety of different furniture configurations which will allow an incoming purchaser the chance to create their ideal entertaining space.

THE KITCHEN/DINER



A generous kitchen diner overlooks the rear garden and includes a full range of base and wall-mounted units that provide excellent prep and storage space. The fridge freezer, dishwasher, gas hob, and electric oven are all integrated. There is plenty of space for a dining table, French doors open onto the rear garden and an attached utility room gives further cupboard space and also gives space for a free-standing washing machine. There is a ground-floor WC off the utility room.



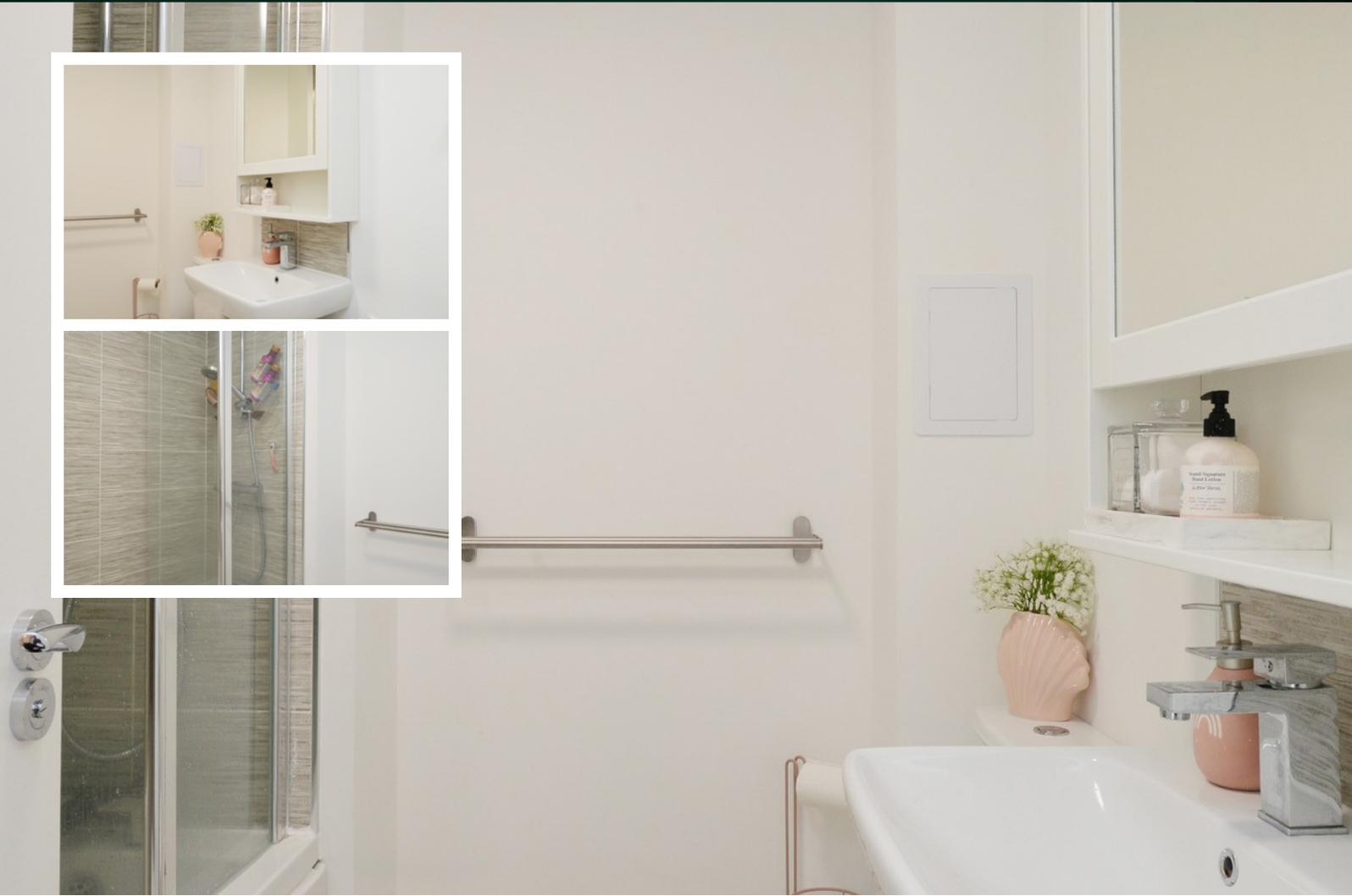
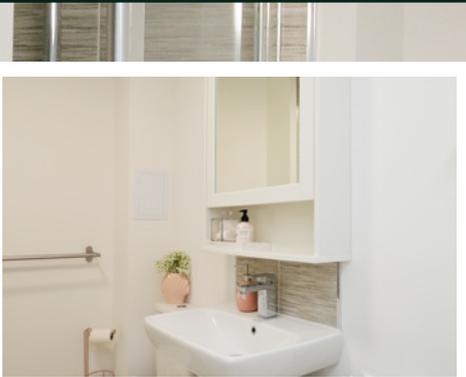
THE UTILITY & WC



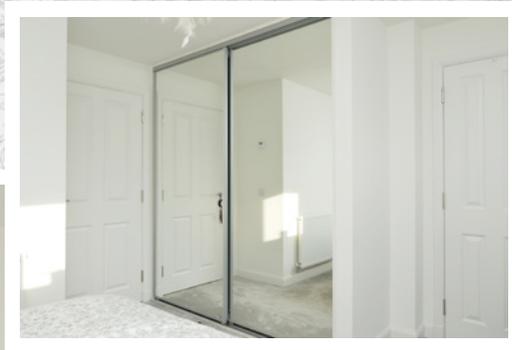


Climbing the stairs, the front-facing master bedroom is particularly generous with ample floor space for a full range of freestanding furniture to complement an integrated wardrobe and large storage cupboard. The second and third bedrooms overlook the rear garden. The second bedroom is a well-proportioned double and the third a good-sized single which would make a fantastic nursery or home office. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

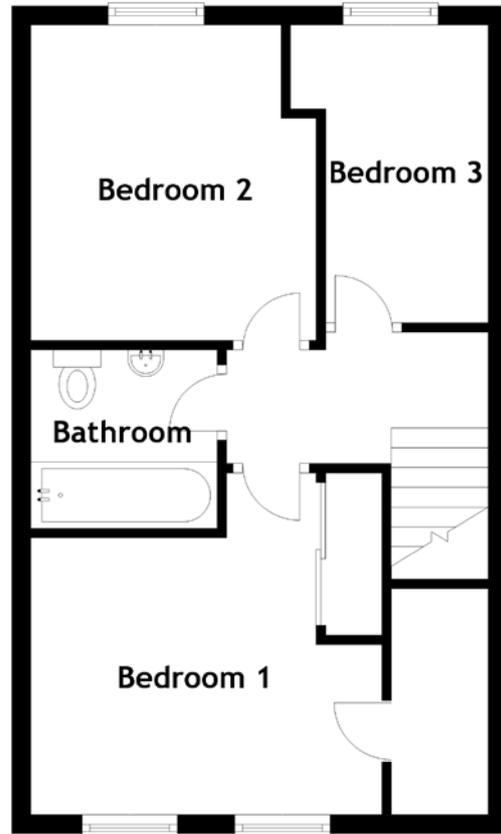
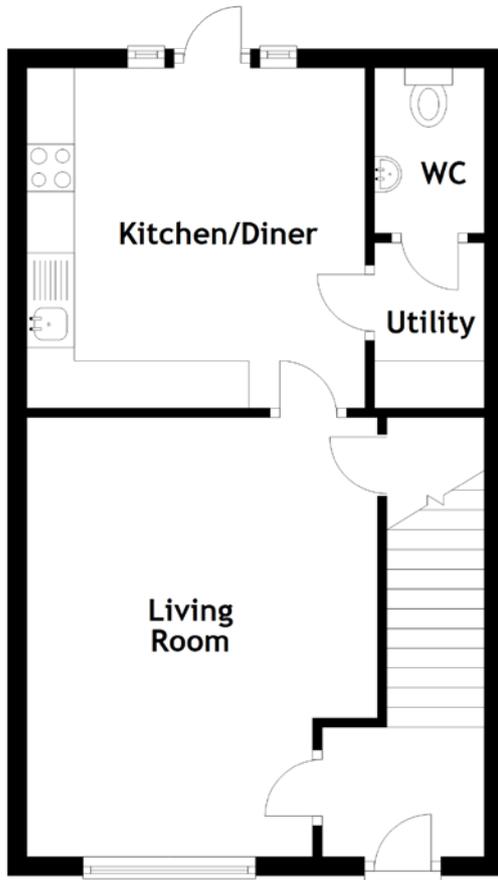


Externally, there is a large garden, laid to lawn, and plenty of residents' parking.
This is an ideal starter home in a good area and viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

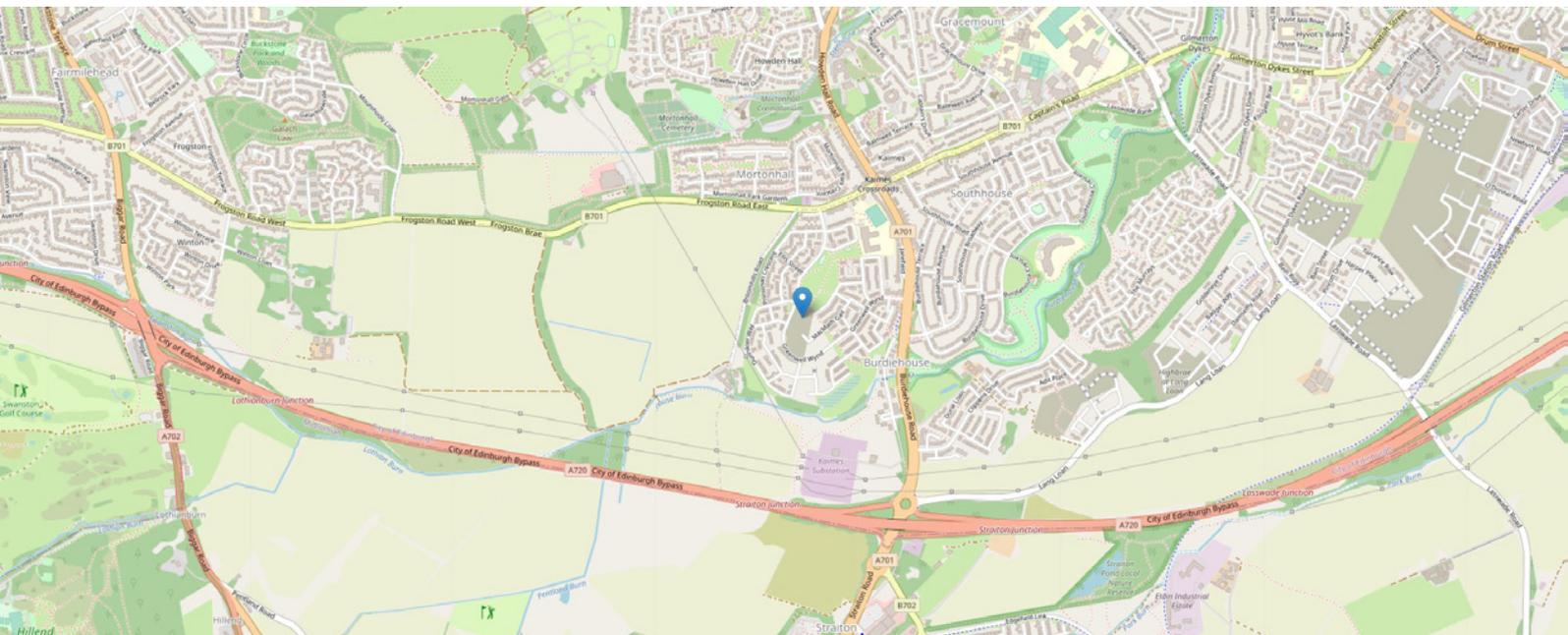


Approximate Dimensions
(Taken from the widest point)

Living Room	4.65m (15'3") x 3.68m (12'1")
Kitchen/Diner	3.60m (11'10") x 3.55m (11'8")
Utility	2.00m (6'7") x 1.15m (3'9")
WC	1.75m (5'9") x 1.15m (3'9")

Bedroom 1	3.94m (12'11") x 3.61m (11'10")
Bedroom 2	3.33m (10'11") x 2.99m (9'10")
Bedroom 3	3.15m (10'4") x 2.08m (6'10")
Bathroom	1.95m (6'5") x 1.89m (6'2")

Gross internal floor area (m²): 81m²
EPC Rating: B



THE LOCATION

The popular Mortonhall area of Edinburgh lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach.





There is easy access to a number of golf courses and Hillend Ski Centre is also close by. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.



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