



# 3 Bedroom 1st Floor Flat 40 1f1 Strathearn Road

Edinburgh















# Spacious family home

## OFFERS OVER £399,000

### PROPERTY DETAILS

**Entrance Hall** - A spacious hallway giving access to all rooms and a large walk-in cupboard. Secure entry system is located conveniently by the front door.

**Living Room** - 20' 4" x 12' 7" (6.19m x 3.83m)

This spacious living room boasts a fantastic bay window area framed by period wood panelling, letting in an abundance of natural light and complimented by character cornice features.

**Kitchen/Dining Area** - 20' 10" x 10' 4" (6.35m x 3.15m)

This spacious kitchen dining area includes fitted units with spot lights above and below, tiled backsplash, oven cooker and hob, washing machine and fridge freezer. There is plenty of room for a large dinner table, ideal for family dining, and a pantry style cupboard.

**Bedroom 1** - 15' 8" x 10' 7" (4.77m x 3.22m)

The bright main bedroom has a front view and easily accommodates a double bed or larger with bedroom furniture.

**Bedroom 2** - 12' 0" x 9' 8" (3.65m x 2.94m)

The second bedroom also has a front view and easily accommodates a double bed or larger with bedroom furniture.

**Bedroom 3** - 14' 1" x 8' 7" (4.29m x 2.61m)

The third bedroom has a view of the rear garden area and also accommodates a double bed or larger with bedroom furniture.

**Bathroom** - This tiled bathroom boasts a spacious bath as part of it's bathroom suite. It also allows access to the expansive shower cubicle, ideal for multiple occupants.

**Garden** - The shared garden is well kept and provides ample space for play and relaxation.





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