venters
PROPERTY

4 Hedgehog Walk, Edinburgh, EH17 8XQ

Offers over £465,000

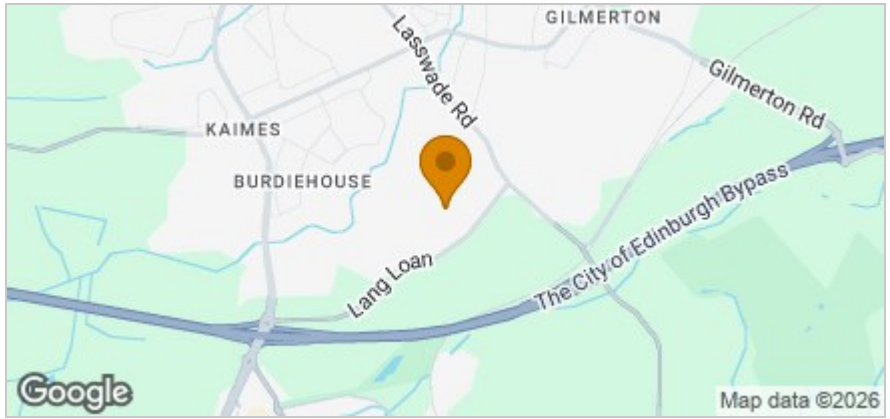
5 3 2 B

Floor Plan

Total: 145 m2
1st Floor: 59 M2, 2nd Floor: 86 m2
Excluded Areas: Utility: 4 M2, Storage: 5 M2, Porch: 3 M2,
Garage: 27 M2, Walls: 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Area Map



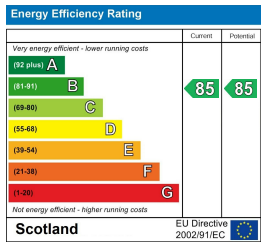
Accommodation

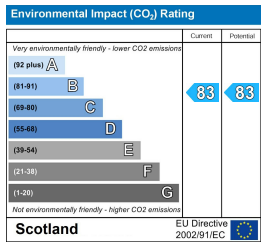
- Reception Hall & Cloakroom W/C
- Spacious Lounge
- Kitchen & Utility Room
- Home Office/Ground Floor Bedroom
- Five Bedrooms & Family Bathroom
- Two En-Suite Shower Rooms
- Gas Central Heating & Double Glazing
- Integral Garage & Driveway
- Enclosed Rear Garden
- Fantastic Family Home

Viewing

Please contact our Kirkcaldy Office on 01592 641000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Park Place Business Hub 2 Park Place, Kirkcaldy, Fife, KY1 1XL
Tel: 01592 641000 Email: hello@venterspropertyc.com