



NORTH BERWICK Glentruim, 53 Dirleton Avenue
Superb 7 bed semi-det house - garden & parking.
Magnif hse. Grnd- hall, livingrm, dinrm, kit/bfastrm, stud, util, wc; 1st- 4 dbl bedrms, 3 shwrms; 2nd- 3 dbl bedrms, bathrm, wc. Gdn, off-st pking 2 cars. Gd dec ord, orig feats. Successful B&B. GCH.

LOT 1 - OFFERS OVER £590,000

Viewing by appt tel Clients 07899 973751

NORTH BERWICK 1 South Hamilton Road
Delightful 2 bed cottage - sunny garden & parking.
Delightful cottage. Accom grnd flr- hall, lngc, kit, conserv, strgc cup; 1st flr- 2 dbl bedrms, bathrm. S-facing gdn, off-st pking 2 cars. Gd dec ord. Can be rented out as successful holiday let. GCH.

LOT 2 - OFFERS OVER £195,000

Viewing by appt tel Clients 07899 973751



MERCHISTON 10A Tipperlinn Road

Elegant 3 bedroom lower villa with front and back gardens and off street parking.

An extremely impressive main door property forming part of a fine detached house and situated in the prestigious Merchiston area of the City with extensive front & back gardens. The property is in very good order and retains many fine period features. Vestibule, large hall, drawing/dining room with bay window, kitchen, master bedroom, double bedroom 2, double bedroom 3/dining room & bathroom. Large workshop/storage. GCH.

OFFERS OVER £585,000

Viewing Sun 2-4 or by appt tel Clients 07899 951105



BALERNO 13 Johnsburn Park

Exceptional 5 bedroom detached house with lovely garden to the front and rear.

The property is in excellent decorative order, having been delightfully modernised to provide an exceptional family home. To the rear is an extensive area of south-facing walled garden. Ground floor - hall, large lounge, kitchen/dining room, study, conservatory, utility room, wc and integral double garage; 1st floor - master bedroom, en-suite shower room, 2 further double bedrooms, 2 single bedrooms, family bathroom.

OFFERS IN THE REGION OF £495,000

Viewing Sun 2-4 or by appt tel Clients 07951 451489



TRINITY 193 Newhaven Road

Impressive 5 bed semi-detached family house with sunny garden.

An impressive 5 bed semi-detached family house of splendid character that successfully fuses Victorian charm with contemporary style and the latest HD technology. Vestibule, hall, sitting room with full HD home cinema system, kitchen/dining room, conservatory with direct garden access, master bedroom, a further 4 double bedrooms, study, family bathroom, large utility room with pantry and shower room with wc.

FIXED PRICE £595,000

Viewing Thurs 6-8 Sun 2-4 or by appt tel Clients 07939 163881



MURRAYFIELD 34 Murrayfield Avenue

Extremely stylish 3 bedroom ground floor flat - superb extension and sunny garden.

The property has been imaginatively renovated resulting in a superb home. Shared vestibule, hall with walk-in storage cupboard, drawing room with bay window, superb bathroom, master bedroom with French doors leading to the garden, double bedroom 2 also with French doors, stunning garden room providing open plan living/dining/kitchen area, utility room and stairs to guest bedroom with large shower room. GCH.

OFFERS OVER £495,000

Viewing Thurs 6-8 Sun 2-4 or by appt tel Clients 07771 911256



NEW

RAVELSTON 9 Belford Avenue

Well proportioned detached 3 bedroom family home with garage, front and rear gardens.

Located in a popular residential area the property now requires some upgrading & modernisation but offers excellent potential to create an appealing family home. The property benefits from views to Fife along with established front & rear gardens, driveway & an attached garage. Vestibule, hall, sitting room, dining room, kitchen/breakfast room, double bedroom 1, double bedroom 2, double bedroom 3, store room/study, bathroom & wc.

OFFERS OVER £435,000

Viewing Thurs 6 - 8 Sun 2 -4 or by appt tel Agent 0131 525 8600



NEW

GRANGE 97 St Albans Road

Delightful bright & spacious 4 bedroom original upper villa with very sunny private back garden.

Situated on a quiet residential street in the prestigious Grange area of the City. The accommodation which is in very good decorative order comprises - large hall, lounge with bay window to the front, recently fitted contemporary kitchen, 3 double bedrooms, one with en-suite, bedroom 4/study & bathroom.

Loft storage. DG. GCH.

OFFERS OVER £380,000

Viewing Thurs 7-9 Sun 2-4 or by appt tel Clients 0131 662 1566



STOCKBRIDGE Flat 4, 8 Mary's Place

Impressive 3 bedroom second floor flat with sunny shared garden.

The property is located in a highly desirable central location and has access to a shared private rear garden. There is a well maintained shared entrance hall and staircase with door entry phone. The property is in good decorative order, retaining many period features including shutters and cornices. Hall, impressive drawing room, kitchen, master bedroom, en-suite shower room, two double bedrooms, bathroom.

OFFERS OVER £295,000

Viewing by appt tel Clients 07711 421818



NEW

MURRAYFIELD 15 Saughtonhall Drive

4 bed double upper with private garden & roof terrace.

A bright and spacious modernised home arranged over two floors with views. Sitting room, dining room, kitchen, master bedroom with en-suite shower room, a further 3 double bedrooms and bathroom.

OFFERS OVER £325,000

Viewing Thurs 6-8 Sun 2-4 or by appt tel Agent

WANTED

NEW TOWN RESIDENTIAL PROPERTY

Are you thinking of selling your property but the economic situation has put you off?

Do you have a property in need of refurbishment, redecoration or you just want to benefit from a quick no nonsense sale.

Funds are immediately available with no borrowing requirements to buy homes of any size located within Edinburgh's New Town.

For further information call 07785 514183.