



Solicitors & Estate Agents



8 East Mains, Edzell, DD9 7WE
EPC: B

Offers Over **£350,000**

8 East Mains, Edzell

3 Bedroom Detached Bungalow

Overview

- Detached
- 3 Bedrooms
- Open plan kitchen / dining room / sunroom & Utility Room
- Lounge
- Shower Room & Ensuite
- Front & Rear Gardens
- Driveway and Garage
- Gas Central Heating, solar panels & underfloor heating.
- Double Glazing
- Close to local amenities



Immaculate property maintained to a high standard



This immaculate property would be a great family home with an excellent fitted open plan modern kitchen/ dining room and sunroom. There is a utility room, a spacious and bright lounge, family shower room and 3 double bedrooms all benefiting in with built in wardrobes and bedroom 1 benefits from an ensuite. There are also two great sized storage cupboards, perfect for storing household items.

Gas central heating, double glazing & smoke alarm.



Extras

Most light fittings, curtains and all fitted flooring will remain. The washing machine and tumble dryer will also remain as part of the sale.

Exterior

To the front of the property there is a single garage with an up and over door, driveway with a lawn section and a pathway leading to the front door.

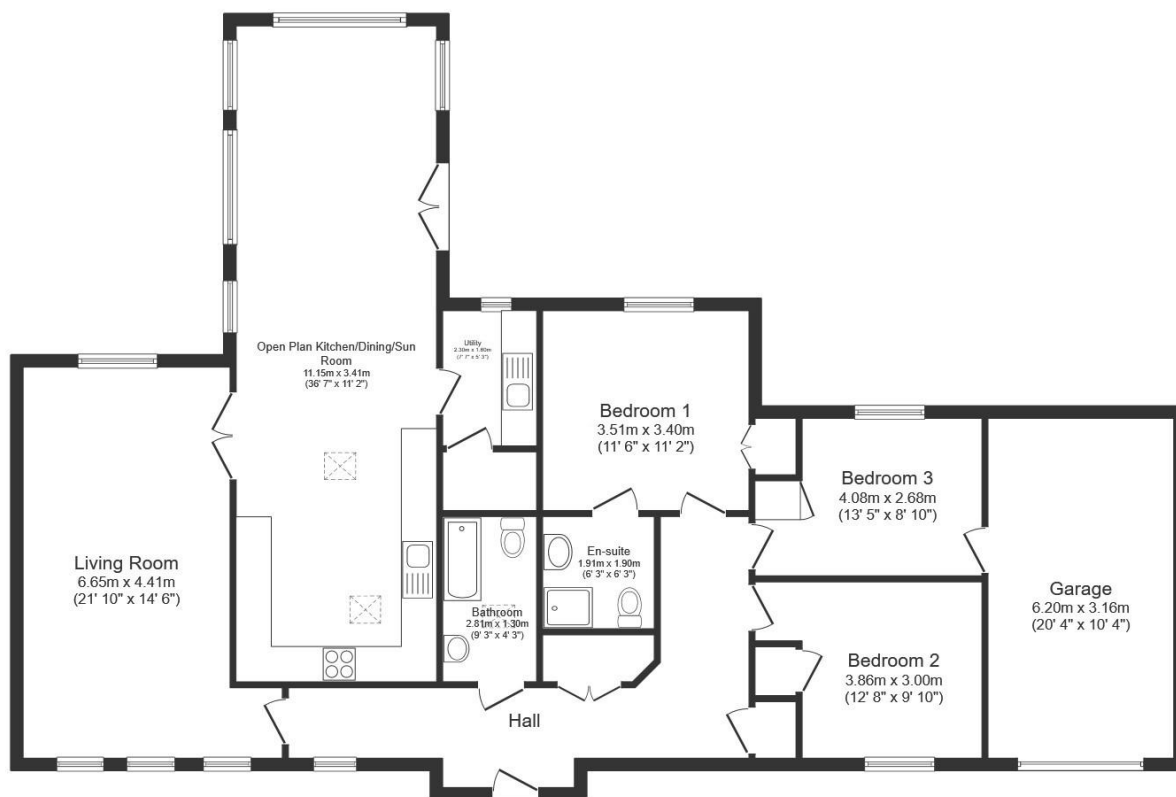
The rear garden is fully enclosed, mainly laid to lawn with a patio area, great for exterior seating and an array of mature shrubs.



Directions

Use what3words

///hounded.glassware.scans



Floor Plan

Total floor area: 149.8 sq.m. (1,612 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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