



Fountainhall

22 Still Haugh, Fountainhall
TD1 2SL
Offers Over
£199,000

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- Immaculate detached bungalow (2004) with garage on prestigious development in small hamlet.
- Delightful rural location beside A.7 only 20 miles from Edinburgh.
- Gas central heating (LPG) complemented by double-glazing.
- Sitting room and extra large kitchen/dining room.
- 3 double bedrooms (master with en suite shower-room) and spacious bathroom (also with shower cubicle).

Accommodation, in brief, comprises:

Entrance vestibule, reception hall, sitting room, extra large fitted kitchen/ dining room with double doors to garden, master bedroom with en suite shower room, 2 further double bedrooms and bathroom: Large loft space.

Fountainhall is a small hamlet set amidst unspoiled open countryside near Heriot some five miles from the county border. It lies parallel to the A.7 fifteen miles from Galashiels and only twenty miles from Edinburgh. This tranquil location is ideal for commuters allowing easy access to the City By-pass and major road networks. It offers all the many benefits of rural life including direct access to peaceful woodland walks, hacking and fishing. There is a small primary school and regular bus services operate. A wide choice of shops and social amenities are available at Dalkeith, Straiton retail park, Haddington and Galashiels.

Still Haugh is a select residential development of only 30 executive villas and bungalows constructed by a well-reputed local builder. The property is a detached bungalow in immaculate condition only completed four years ago. The internal layout is extremely well designed and will suit discerning purchasers of all age groups. There are three double bedrooms (the master having the luxury of an en suite shower room) and a quite superb dining kitchen. A partly floored loft space accessed from a Ramsay style ladder provides additional storage space.

Entrance Vestibule

The property is entered through an attractive external door with inset glazed panel. There is ceiling coving and built-in meter cupboard. An internal pass door leads into the hallway.

Reception Hall

The well proportioned reception hallway provides access to all apartments. A deep shelved cupboard, laminate flooring, two radiators, ceiling coving and power points are provided. A hatch opens into the attic space.

Sitting Room (12'5 x 17'9) (3.78m x 5.41m)

With double hardwood/glazed doors from the hall, the front facing sitting room is bright and well presented with a feature gas fire and timber surround. Laminate flooring, decorative ceiling coving, two radiators, a T.V. point and ample power points are provided.

Kitchen/Dining room (13'2 x 16'8) (4.01m x 5.08m)

This large dining kitchen has a window and wide French doors opening onto the rear garden. Stylish storage units create a most practical U-shaped formation incorporating an integrated Zanussi stainless steel oven, gas hob, extractor hood, fridge, freezer, dishwasher and washing machine. Complementary work surface houses an inset gas hob and a one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. There is laminate flooring, modern spotlights, ceiling coving and ample power points. It can comfortably accommodate a dining table and freestanding furniture.

Master Bedroom (13'5 x 11'5 at widest) (4.08m x 3.48m)

The master bedroom is located to the rear with windows overlooking the garden. There is a run of built-in wardrobes with 4 sliding doors, ceiling coving and radiator.

En-suite Shower Room (5'9 x 7'9) (widest x longest) (1.75m x 2.36m)

The en suite has the benefit of a side opaque window, extractor fan and radiator. There is modern white sanitary ware including a WC, pedestal wash hand basin and shower cubicle fitted with a Triton power shower.

Bedroom 2 (12'9 x 11'10) (at widest) (3.88m x 3.60m)

A second double bedroom is located to the front with twin windows, built-in wardrobes, ceiling coving and radiator.

Bedroom 3 (8'7 x 12'7) (2.61m x 3.83m)

Also to the front of the property, the third bedroom has ceiling coving, radiator and laminate flooring.

Bathroom (7'10 x 13'9) (widest x longest) (2.38m x 4.19m)

The larger than average bathroom had the benefit of a modern white suite comprising WC, pedestal wash hand basin, bath and separate cubicle with chrome thermostatic shower and extensive splash back tiling. There is a wide window to rear, extractor fan and radiator.

Central Heating

Gas LPG central heating is installed in the property with panel radiators operated by the Ferroli combi boiler discreetly housed within a matching unit in the kitchen.

Double Glazing

The double glazed windows and doors were installed at the time of construction.

Garage

There is a semi-detached garage with a pitched roof, up-and-over-door, side personal door, power points and light. The chipped/paved driveway can easily accommodate several vehicles.

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Gardens

There is an open plan garden to the front and fully fenced rear garden with two gates. It is attractively landscaped and incorporates an established lawn, water tap, patio, fencing and raised sun terrace/balcony.

Extras

Fitted carpets, floor coverings, gas fire/fireplace, oven, hob, hood, fridge, freezer, dishwasher and washing machine are included in the sale price.

Council Tax

We are advised the property lies within band E.

VIEWING

By appointment with Agents, telephone 0131 229 3399 or Clients 07792 213590.

SELLERS

Mr. And Mrs. D. Thomson

Ref

AB/KW



Drummond Miller are members of the ESPC and ELPG

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective Purchasers are advised to have their Solicitors Note interest with Drummond Miller LLP