



Groewood Hill is a stylish community of new homes including detached family homes, mews houses, spacious townhouses & apartments.

- 5 bedrooms
- 1 reception room
- 3 bathrooms
- Garage
- Garden grounds

Price £ 399,500
Freehold

Savills Edinburgh

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Mileage

Images shown are of various plot in Groveswood Hill Development

Situation

Groveswood Hill is a stylish community of new homes including detached family homes, mews houses, spacious townhouses and contemporary apartments, with the highest standard of specification, located in Craigmount to the west of Edinburgh city centre.

Description

Contemporary townhouses, with an eye-catching façade of crisp white render and contrasting timber detailing. The spacious interiors – over three floors – include an impressive en suite master bedroom, with its own separate dressing room. Designed for family living, these generously proportioned homes also have a spacious living room that's perfect for entertaining. An inspiring choice, The Oakmount Townhouses bring a sense of place in a vibrant new community.

Accommodation

he specification includes a mix of contemporary textured render, zinc and timber cladding to external walls.

Each kitchen has been individually designed to maximise the amount of workspace and storage. 'Siemens' integrated appliances are fitted.

Sanitaryware will be provided by 'Laufen' and complemented by 'Hansgrohe' mixer chrome taps and fittings with quality fitted bathroom furniture. 'Hansgrohe' thermostatically controlled showers will be fitted with a chrome shower head. Wall tiling from 'Porcelanosa' will be provided.

Walls will be finished in Jasmine White emulsion with all internal finishings in white satinwood paint. Internal pass doors and wardrobe doors are solid core foil wrapped with a Light Oak finish complemented by satin chrome finish ironmongery. The floor to ceiling height on the ground floor is approximately 2.4m.

Ample power, lighting, telephone and TV points are incorporated throughout each home. Please consult your Sales Advisor for specific details on each property.

The central heating and hot water are supplied via an 'Ideal Stelrad' system which allows balanced mains water pressure to hot and cold taps. The boiler will be gas fired and individual thermostatic controls will be fitted to all radiators except one which is usually located in the hall. A radiator towel rail will be fitted in the bathroom.

Garages have sectional 'roll-over' doors which are easy to operate whilst stylish and secure. Power and light are provided.

Front gardens will be turfed and planting will be carried out in accordance with our approved landscape design. Rear gardens will be turfed and a variety of boundary treatments will be used. A gate will also be provided into play area. Our Sales Advisor will be able to assist you with information on plot-specific boundary treatments, service strips and factoring. A factoring company will be appointed to maintain all the common areas within the development.

Tenure: Freehold

Viewing: Strictly by appointment with Savills

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Groewood Hill, Edinburgh, Grovewood Hills, Burnbrae Drive, Edinb



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