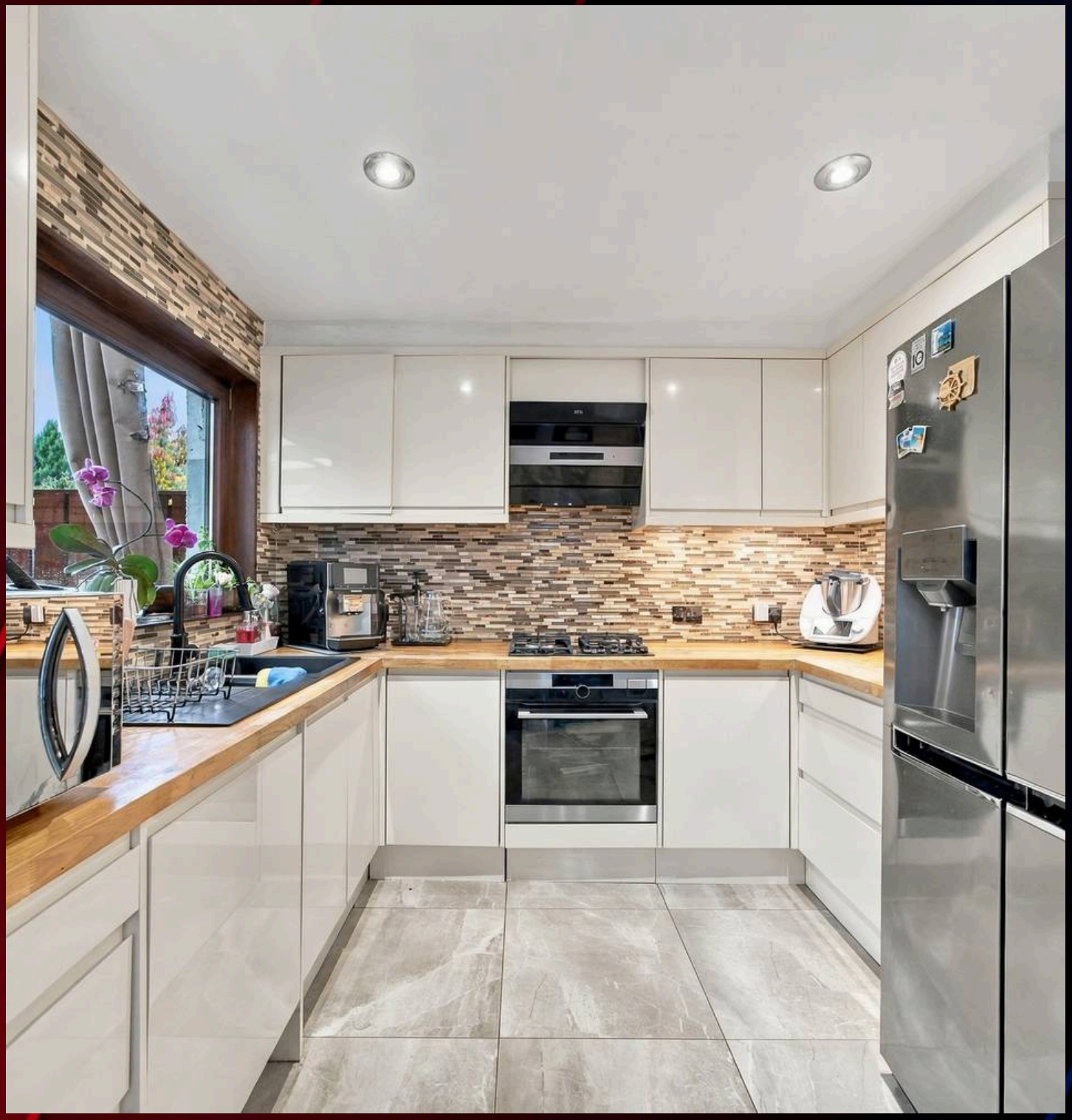


6 Southhouse Crossway, Edinburgh

Offers Over **£255,000**



6 Southhouse Crossway

Edinburgh

Stunning 3-bed family home with beautifully landscaped gardens, stylish interiors, garden room and private parking! Fantastic location near schools, shops, leisure facilities and transport links!
Council Tax band: D

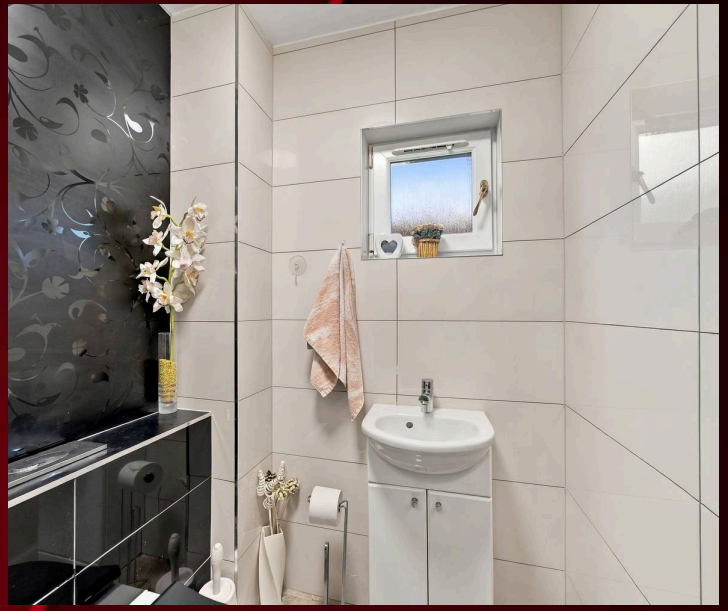
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully Presented Three-Bedroom Family Home
- Modern Kitchen & Dining Area with Garden Access
- Principal Bedroom with En-Suite & Fitted Wardrobes
- Contemporary Family Bathroom & Ground Floor WC
- Beautifully Landscaped Front & Rear Gardens
- Covered Outdoor Dining Area with Timber Pergola
- Charming Garden Room – Ideal for Relaxation
- 1. Excellent Location Near Schools, Tesco, Swimming Pool, IKEA & A720 City Bypass







Entry hall
3' 11" x 9' 10" (1.20m x 3.00m)
Entrance Hall A welcoming and stylish entrance hall sets the tone for this beautifully presented home, featuring attractive wood-effect flooring, contemporary wall panelling and tasteful décor. The hallway provides access to the ground-floor accommodation, while a wooden staircase leads to the upper level. A combination of modern finishes and warm natural tones creates an inviting first impression.

Living room
12' 2" x 14' 9" (3.71m x 4.50m)
A bright and spacious living room, beautifully presented with contemporary décor and attractive wood-effect flooring. The room features stylish wall finishes, a modern entertainment unit and ample space for comfortable seating. A large window overlooking the front garden allows plenty of natural light to fill the room, creating a warm and inviting atmosphere. The generous proportions make this an ideal space for both relaxing and entertaining.

WC
5' 7" x 4' 11" (1.70m x 1.50m)
Conveniently positioned between the kitchen and living room, this stylish ground-floor WC is a practical addition to the home. Featuring contemporary wall tiling, a contrasting decorative feature wall, a wash hand basin with vanity storage and a WC, the space is both functional and well presented. A small window provides natural light and ventilation. Ideally located for visiting guests, this separate WC offers added convenience and privacy, eliminating the need to access the upstairs bathroom.







Kitcehn/Dining room
16' 7" x 9' 2" (5.06m x 2.80m)
A beautifully presented, modern kitchen and dining area, offering a perfect combination of style, practicality and comfortable family living. The kitchen is fitted with an attractive range of contemporary high-gloss units, complemented by wood-effect worktops, decorative splashback tiling and integrated cooking appliances. Recessed ceiling spotlights and a window overlooking the rear garden provide excellent lighting throughout. The adjoining dining area offers ample space for a family dining table, creating an ideal setting for everyday meals, family gatherings and entertaining guests. Stylish feature walls and contemporary lighting add character to this welcoming space. Large glazed patio doors provide direct access to the private rear garden, allowing natural light to flood the dining area while creating a seamless connection between indoor and outdoor living. This makes the space particularly appealing during the warmer months, perfect for outdoor dining.







Landing
6' 7" x 11' 6" (2.00m x 3.50m)
A bright and beautifully presented upper landing, featuring stylish wood-effect flooring, contemporary decorative wall finishes and recessed ceiling spotlights. The attractive staircase balustrade, combining glass panels with a wooden handrail, adds a modern and elegant touch while enhancing the sense of openness. The landing provides convenient access to the first-floor accommodation, with coordinating internal doors and tasteful finishes creating a seamless flow throughout the upper level.

Main bahtroom
6' 7" x 6' 7" (2.00m x 2.00m)
A beautifully presented and well-appointed family bathroom, featuring a contemporary design with stylish neutral wall tiling and attractive wood-effect finishes. The bathroom comprises a full-sized bathtub with shower attachment, a wash hand basin set within a vanity unit offering useful storage, and a WC with concealed cistern. A large wall-mounted mirror enhances the sense of space, while the wooden finishes add warmth and character. A frosted window provides natural light and privacy, creating a bright and welcoming atmosphere. Combining style with everyday practicality, this bathroom offers an ideal space for both relaxing baths and busy family routines.





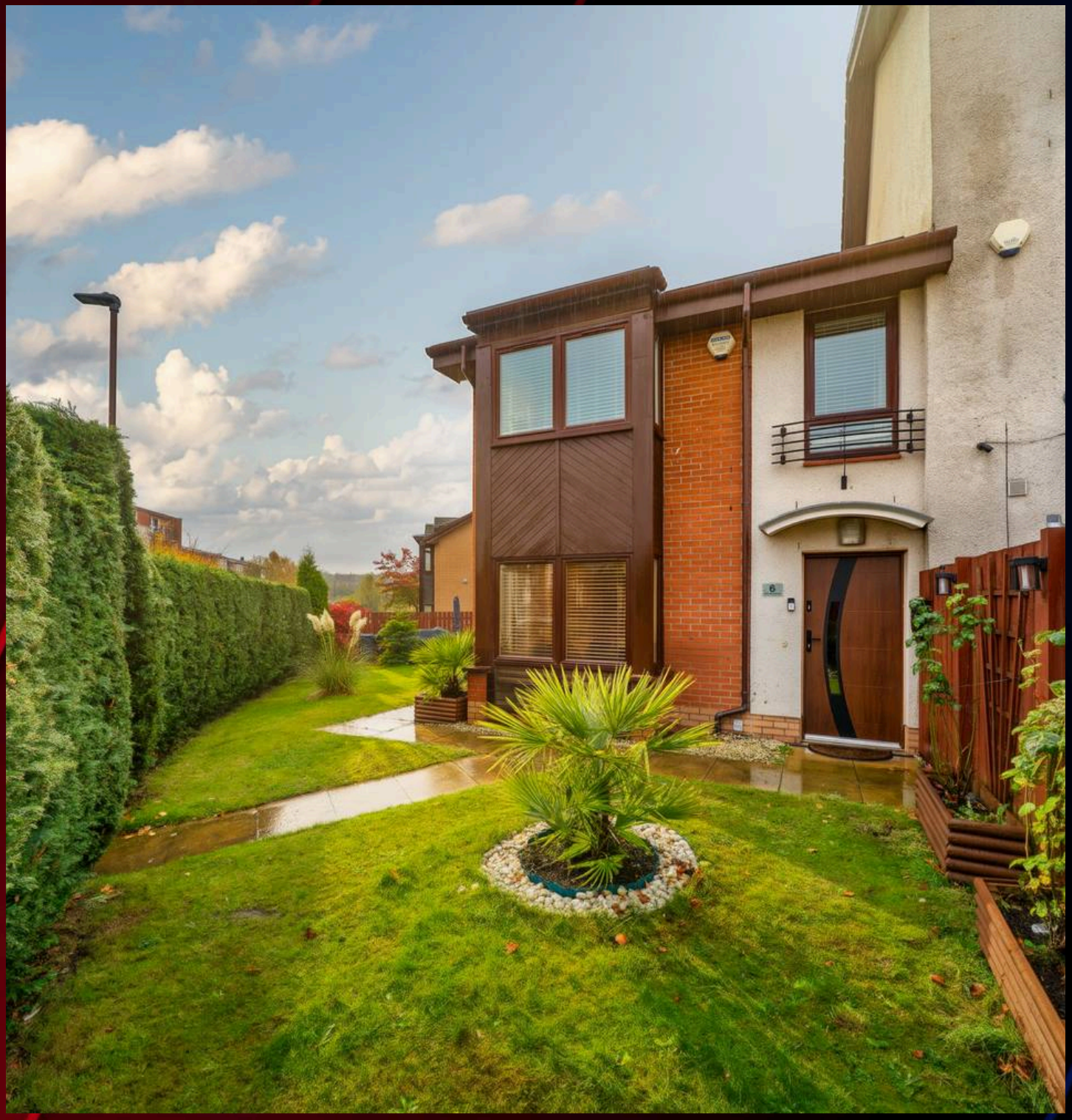


Bedroom
9' 4" x 12' 4" (2.85m x 3.76m)
A beautifully presented principal bedroom offering a comfortable and relaxing retreat, featuring contemporary décor, attractive wood-effect flooring and an extensive range of fitted wardrobes providing excellent storage space. The stylish built-in cabinetry adds both practicality and character, while the generous layout comfortably accommodates a double bed. A window overlooking the rear garden allows natural light to brighten the room, creating a peaceful and welcoming atmosphere. The bedroom also benefits from direct access to a private en-suite bathroom, offering additional comfort, convenience and privacy.

En-suite
6' 2" x 5' 9" (1.87m x 1.74m)
A stylish and well-presented en-suite shower room, fitted with contemporary tiling in contrasting tones and designed for both comfort and practicality. The suite comprises a shower enclosure, wash hand basin with vanity storage and a WC. A small window provides natural light and ventilation, while the modern finish complements the principal bedroom perfectly, adding further convenience and privacy.

Bedroom 2
8' 2" x 17' 7" (2.50m x 5.37m)
A bright and beautifully presented double bedroom, featuring tasteful neutral décor and attractive wood-effect flooring. The room offers ample space for a double bed and additional bedroom furniture, creating a comfortable and welcoming atmosphere. A large window overlooking the front garden and driveway allows plenty of natural light to fill the space. Finished in soft, calming tones, this charming bedroom is ideal for family members or visiting guests.

Bedroom 3
7' 10" x 10' 10" (2.40m x 3.30m)
A bright and well-presented third bedroom, featuring soft neutral décor and attractive wood-effect flooring.



Front Garden

A beautifully kept front garden creates an impressive first impression, with generous areas of neatly kept lawn, established planting and attractive landscaped features. A paved pathway leads through the garden to the front entrance, while a decorative circular planting bed adds a charming focal point. Mature trees and tall evergreen hedging provide a wonderful sense of privacy and seclusion from the surrounding area, without compromising the garden's open feel, pleasant outlook or natural light reaching the property. The carefully arranged greenery offers an attractive balance of screening and space, making the garden feel peaceful, yet bright and airy. With plenty of lawn to enjoy, the outdoor space is ideal for relaxing, children's play or spending time with family and friends during warmer months. Well-defined borders, varied shrubs and the home's welcoming frontage complete this delightful outdoor setting, offering both visual appeal and practical enjoyment throughout the seasons.



Rear Garden

Rear Garden A beautifully landscaped and generously proportioned rear garden, offering a wonderful combination of privacy, greenery and outdoor entertaining space. This delightful garden is a standout feature of the property, providing an ideal setting for family life, relaxation and social gatherings. The garden features an extensive, well-maintained lawn, surrounded by attractive planted borders, established shrubs, mature trees and colourful seasonal planting. Timber fencing encloses the outdoor space, while carefully positioned greenery provides additional screening, creating a peaceful and private environment. Directly accessible from the kitchen and dining area through glazed patio doors, a spacious paved terrace provides an excellent extension of the home's living accommodation. The terrace benefits from an attractive timber pergola with a covered roof, creating a sheltered outdoor seating and dining area that can be enjoyed in various weather conditions. With ample room for garden furniture and a barbecue, this space is perfectly suited to alfresco dining, summer entertaining and relaxing with family and friends. The beautifully maintained lawn provides plenty of open space for children to play, outdoor activities or simply enjoying the sunshine. Established planting around the boundaries adds colour, texture and character throughout the seasons, while the mature greenery enhances the sense of privacy without making the garden feel enclosed.



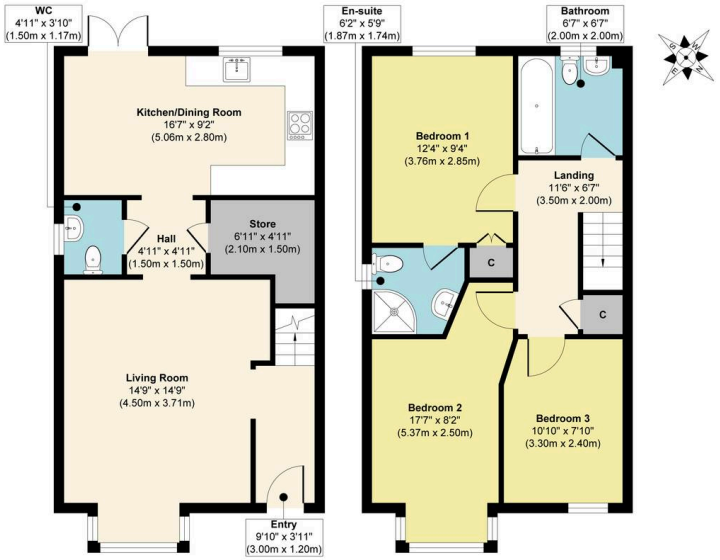






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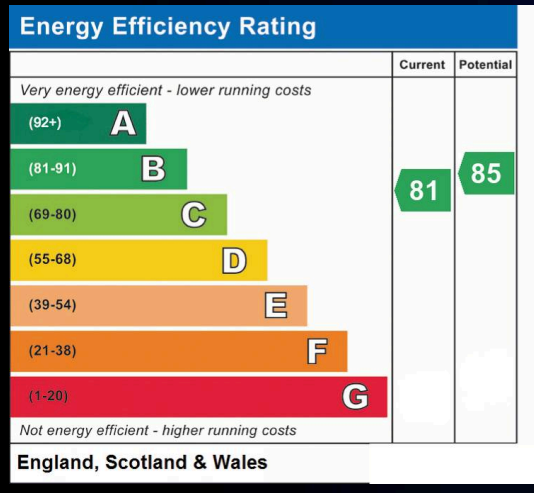
Ground Floor
Approximate Floor Area
504 sq. ft
(46.86 sq. m)

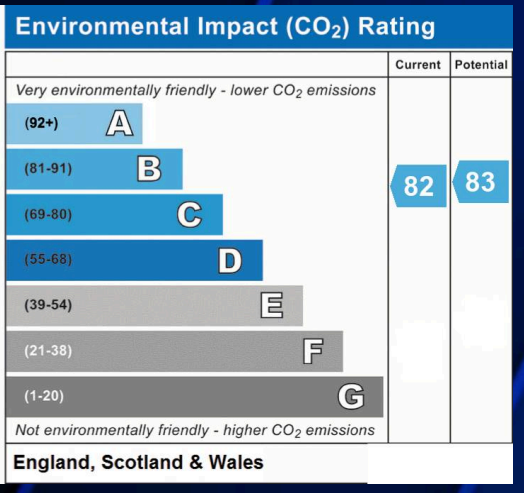
First Floor
Approximate Floor Area
504 sq. ft
(46.86 sq. m)

Approx. Gross Internal Floor Area 1008 sq. ft / 93.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







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