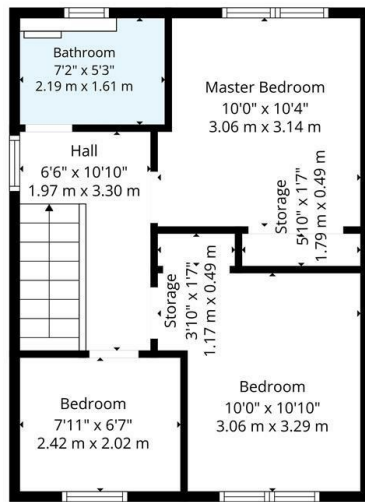
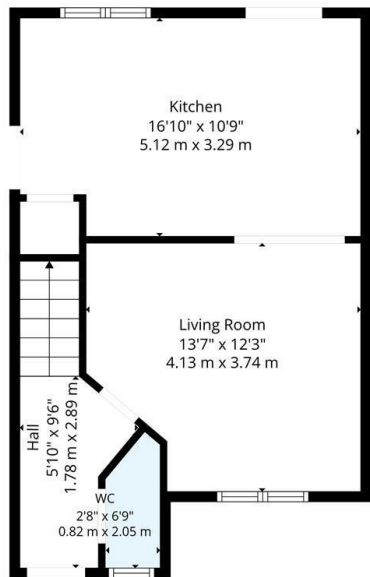




## 21 Goodtrees Gardens, Edinburgh, EH17 7RY

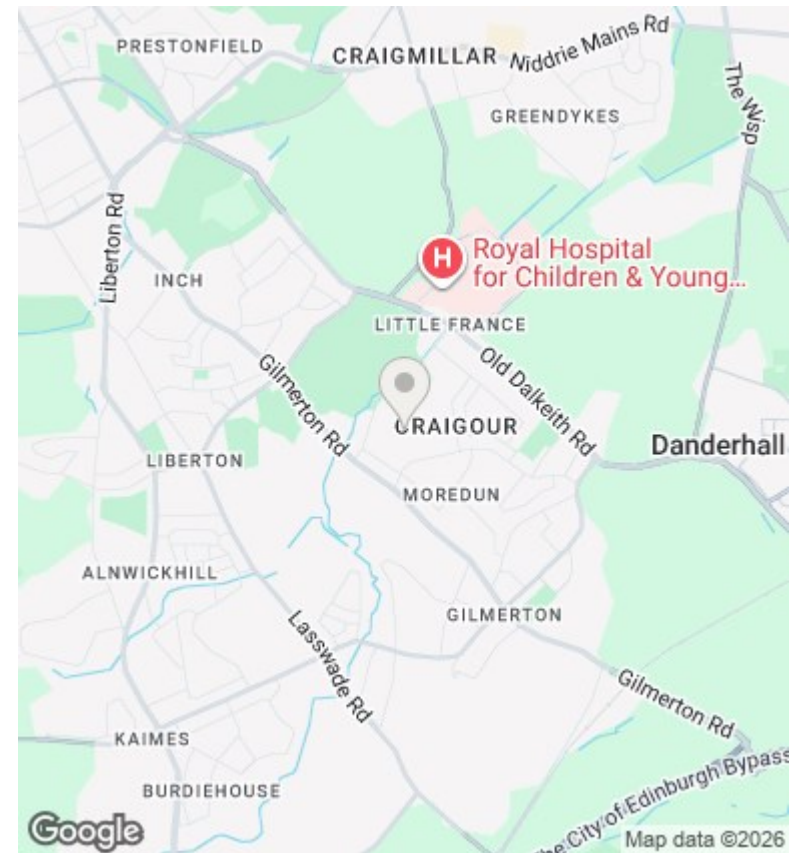
Offers Over £250,000

- Modern three bedroom semi detached villa
- Spectacular Kitchen Diner
- Enclosed rear garden with decking and patio
- EER Band
- Stunning presentation
- Luxurious Bathroom and separate downstairs wc
- Gas central heating and upvc double glazing
- Cul-de-sac position
- Driveway parking
- Located in the popular Moredun district



**TOTAL: 797 sq. ft, 74 m2**  
 1st floor: 420 sq. ft, 39 m2, 2nd floor: 377 sq. ft, 35 m2  
 EXCLUDED AREAS: STORAGE: 16 sq. ft, 2 m2, WALLS: 87 sq. ft, 8 m2

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	