



## 4 Marlborough Terrace, Scotland Gate

Offers Over £95,000

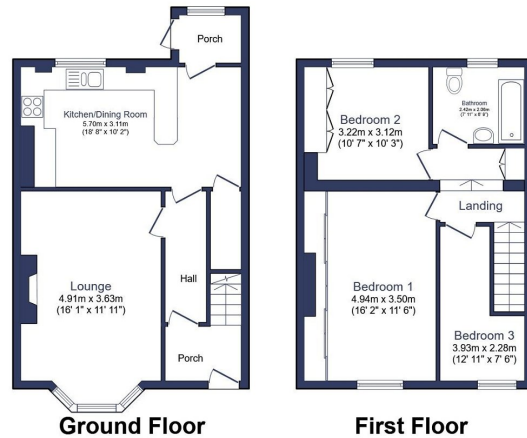
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- Period Terraced Home
- Good-Sized Kitchen/ Breakfast Room
- Modern Family Bathroom
- Rear Porch & Garden Shed With Power
- Rear Courtyard Garden or Parking Space
- Generous Bay-Fronted Living Room
- Three Bedrooms (two with built-in storage)
- Massive Under Stair Storage
- Nice High Ceilings
- A Fantastic First Home



After decades of one careful owner, the time has come to introduce this wonderful period home to the market for sale. Very well maintained and cared for over the years, we believe this home offers a lot for the price and would make a brilliant home for those looking to take their first steps on the property ladder. Firstly, the high ceilings throughout give a fantastic sense of space across the entire home with three first floor bedrooms, two of which have built in wardrobes, along with a modern family bathroom. Further benefits of this period home include a well-proportioned bay fronted living room as well as a full width kitchen/breakfast room with rear porch & courtyard beyond. Offered to the market with no related chain, this home further benefits from a larger than average under stairs cupboard, a replaced combi-boiler as well as updated glazing (triple to the front).



Total floor area 95.8 m<sup>2</sup> (1,031 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



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