



EDINBURGH HOME

SAMPLE BROCHURE





## A BEAUTIFUL VICTORIAN VILLA WITH OUTSTANDING COASTAL VIEWS

### GROUND FLOOR

- Entrance vestibule and hall
- Family Room
- Living Room
- Kitchen/Dining
- Double Bedroom/Study
- Utility/MudRoom
- Laundry Room
- WC
- Storage Cupboards

### FIRST FLOOR

- Master Bedroom with dressing room and en-suite shower room
- 2 further Double Bedrooms
- Conservatory/Sunroom with balcony
- Family Bathroom
- Access to fully lined and carpeted loft

### EXTERNAL

- Private front garden with ample off street parking
- Large private rear garden with breath taking coastal views
- 4 external storage cupboards
- Alarmed shed and separate garden shed







# 3D DOLL'S HOUSE VIEW

## GROUND FLOOR



This property has been scanned in 3D to produce these representational doll's house view floor plans. Via our interactive links on the next page you can choose to explore this property in incredible detail and at your own pace. You can share these links with friends and family or joint investors who may not be able to view the property in person.

For a truly immersive experience, you can view the property virtually using a smartphone and google cardboard or navigate with your fingertips on any smartphone, tablet or computer. This will allow you to move from room to room as if you were there, where you can stop and look around in any location or out of any window you choose to really get the feel of the property and decide if this is right for you.

Alternatively you can simply click the play button on the **3D Tour** to let it take you through the space automatically. If you want to think about some alterations to the property then the 3D Data in CAD format can be provided to your architect, engineer or interior designer to allow them to develop plans well in advance of exchange date so that you can commence alterations as soon as you receive keys.

# 3D DOLL'S HOUSE VIEW

## FIRST FLOOR



FIND OUT MORE ABOUT  
THIS PROPERTY

Try some of our interactive links





This spectacular, detached Victorian house with private front and rear gardens is ideally suited to modern family living. Accessed via the gated front driveway, the front door leads into an attractive entrance vestibule and hallway that is complete with elegant wood panelling and parquet flooring. Off the hallway there is access to the main reception space as well as the spacious dining kitchen. The drawing room and dining room provide a stunning entertaining space due to the feature double connecting doors, along with excellent period features and a sensational view from the drawing room window to the Firth of the Forth and beyond. This open plan room greatly benefits from the natural light flooding through

it and the drawing room and dining room can be easily separated as required. To the rear of the property, the hallway and the drawing room connect to the spacious kitchen, which has been upgraded over recent years to include a large glass window extension maximising the coastal views and allowing direct access into the private rear garden.

The attractive and fully operating wooden kitchen is complete with a marble work surface, modern spotlights and a tiled floor, with ample space for a good sized dining table and breakfast bar. Completing the ground floor is a study connecting to a fourth bedroom, which could equally be used as a home

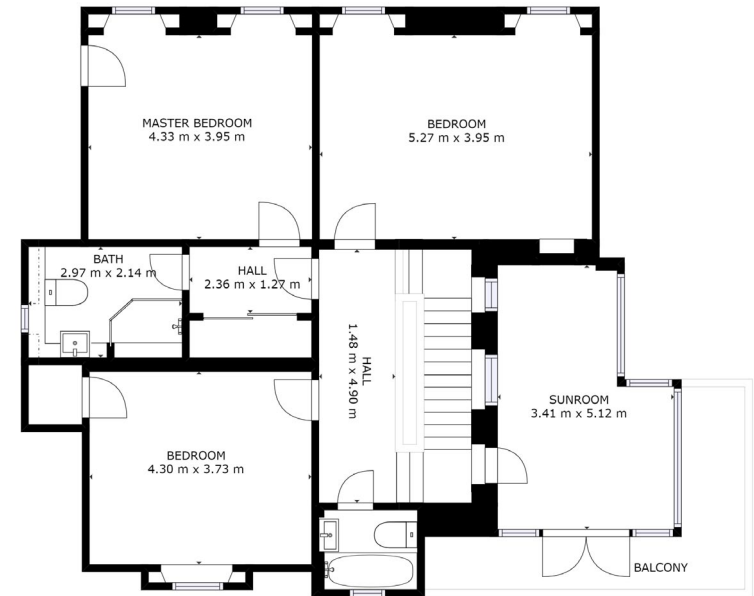
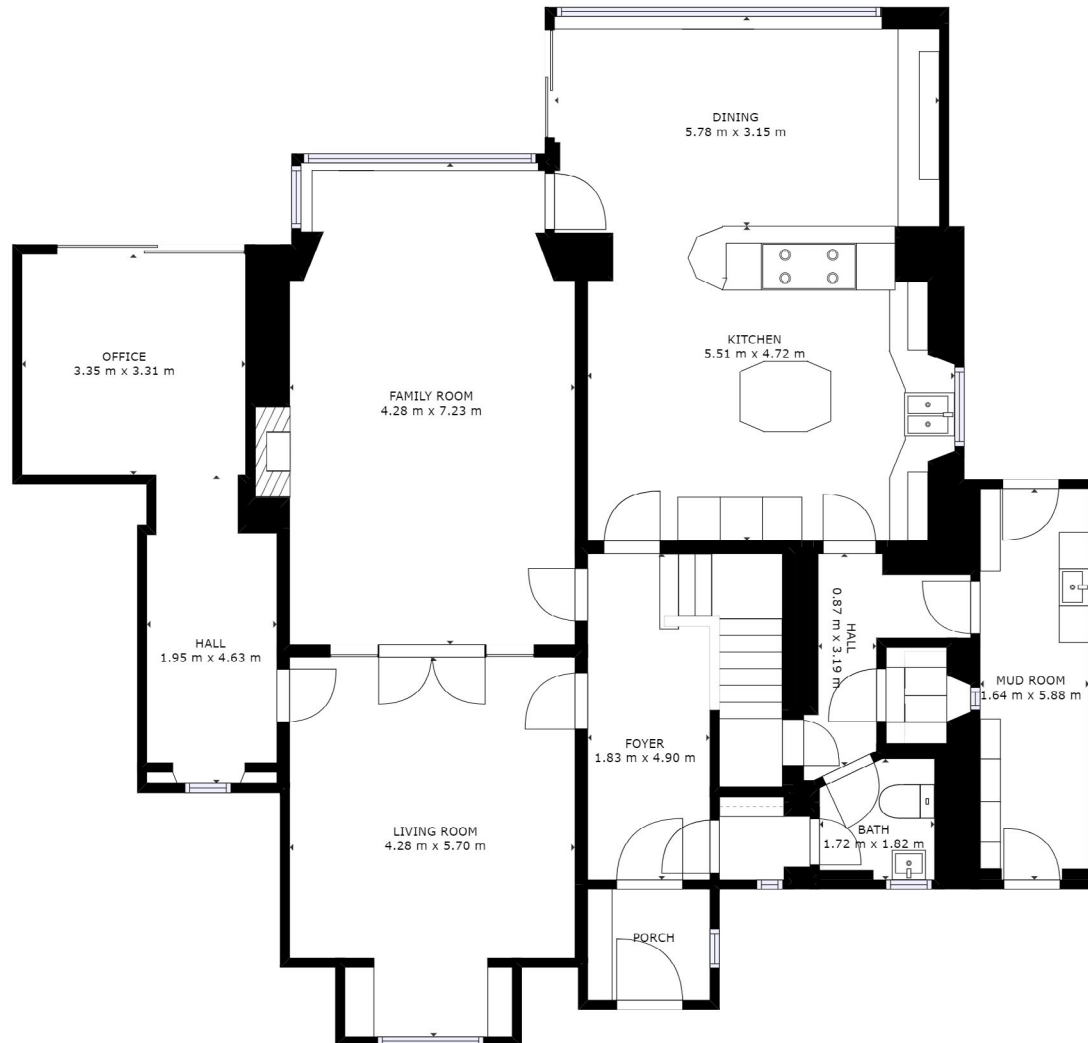


office/family room. The ground floor is serviced by a practical utility room, a laundry room, a WC and a storage cupboard.

A carpeted stair leads to a wonderfully light half landing and into an unusual south facing conservatory with direct access to a spacious balcony. This is an excellent living space that further adds to the relaxed lifestyle nature of the property. The first floor provides access to a large master bedroom to the rear of the property. The well-proportioned bedroom boasts incredible views and is serviced by a stylish en-suite shower room and a dressing room. In addition there are two further double bedrooms and a modern family bathroom.

# FLOOR PLANS

## GROUND & FIRST FLOOR



Approximate Gross Internal Floor Area  
2898 square feet - 269.22 square metre (including store)





## 3D VR SURVEYS

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**3D VR SURVEYS** aim to provide all the property media you need to sell a home in a way that we believe is fun, unique, immersive, and also at an affordable price. Everything in this brochure, including floor plans, high resolution photographs and 3D VR tours, was shot with our Matterport Pro 2 3D camera.

Statistics have proven fewer viewings and quicker sale time. Interested buyers have fully explored and often made up their mind before visiting. Immersive viewing experience can be shared with friends and family, plus all the 3D info they need for architects and engineers to get started before exchange date.