

54/7 Water Street
Edinburgh
EH6 6SU

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room
- Kitchen / Breakfastroom
- Three bedrooms
- Bathroom
- WC

features

- Varnished floorboards
- Feature wood burning stove
- Good storage
- Spacious rooms
- Rooftop views towards Calton Hill

description

Superb top floor flat in the heart of The Shore with leafy open views. The beautifully bright accommodation comprises an entrance hall with large storage cupboard off, sitting room with sanded floorboards, feature log burning stove and dormer window to the front, refurbished breakfasting kitchen with feature tiled floor, master bedroom with dormer window offering views to Calton Hill, two further bedrooms, refurbished bathroom with white suite, metro style tiling and telephone shower fitting and separate wc. The property benefits from gas central heating and a security entry phone system. This exceptionally spacious apartment offers fabulous accommodation which must be viewed to be fully appreciated.

NB. There is a pending roof repair, which will commence in June 2022 and the owner has paid the flat's share of the repair.

further information

EPC Band: D

Home Report Value £350,000

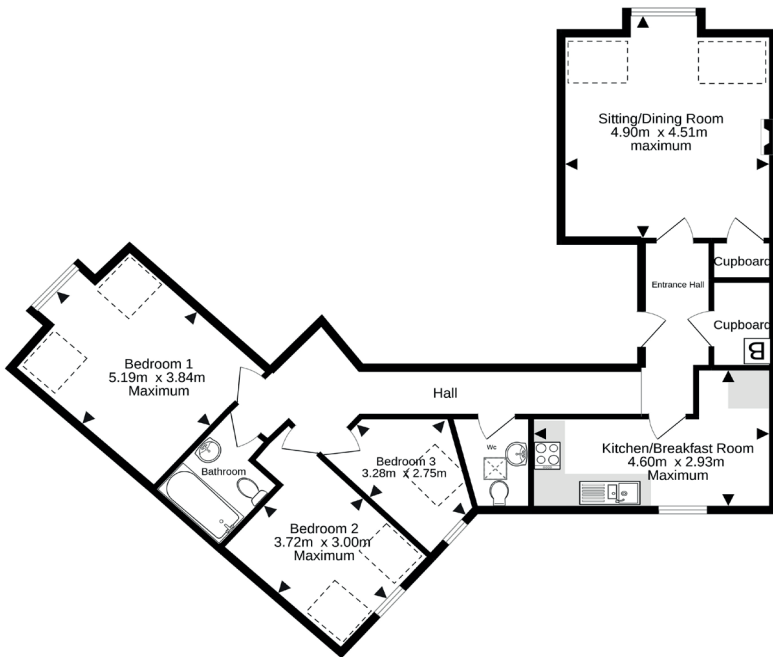
Items to be included: oven, hob, washing machine, fridge/freezer and ceiling light fittings

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Top Floor
95.0 sq.m. approx.



TOTAL FLOOR AREA: 95.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency can be given.
 Made with Metrepic ©2022



cameron stephen & co
 14 constitution street,
 edinburgh eh6 7bt
 0131 555 1234 fax: 0131 555 2299
 property@cameronstephen.co.uk
 www.cameronstephen.co.uk