

135/2 Newhaven Road
Edinburgh
EH6 4NP

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Bay windowed sitting room
- Dining room
- Fitted kitchen
- 2 Double bedrooms
- Bathroom
- Communal garden

features

- Sanded floors
- Feature fireplace
- Good storage
- Flexible accommodation
- Gas central heating
- Double glazing
- Security entry phone system

description

Beautifully presented first floor flat in a traditional tenement building. Excellent location, ideal for commuting into the City Centre and the entrance to Victoria Park is just a few hundred yards away. The accommodation comprises entrance hall with sanded floors and three good sized storage cupboards, bay windowed sitting room with sanded floor, dining room with walk in storage cupboard off, fitted kitchen with oven, hob, extractor hood and fridge, master bedroom with feature fireplace and wardrobes, second double bedroom with bathroom with white suite and thermostatic shower fitting over the bath. Overall, this is a superb flat offered for sale in move in condition.

further information

EPC Band: C

Home Report Value £280,000

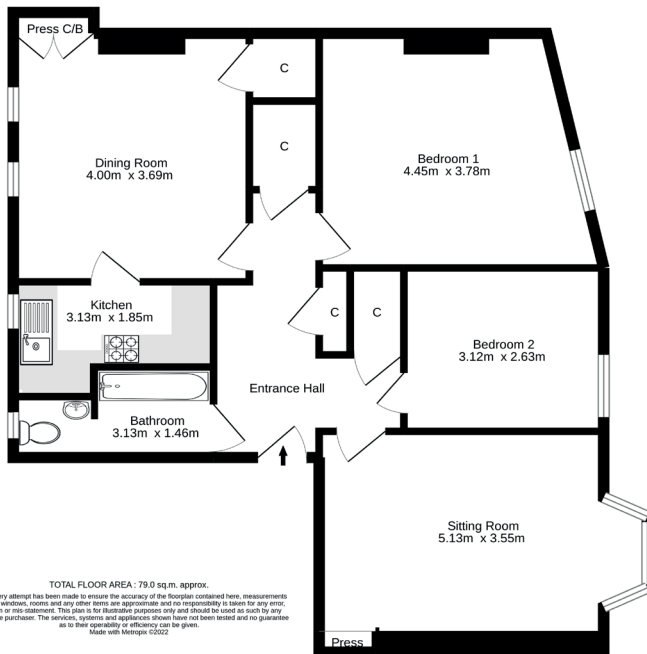
Items to be included: Flooring, light fittings, blinds, oven, hob and fridge.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 07843 361731 or visit our website at www.cameronstephen.co.uk



First Floor
79.0 sq.m. approx.



TOTAL FLOOR AREA: 79.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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