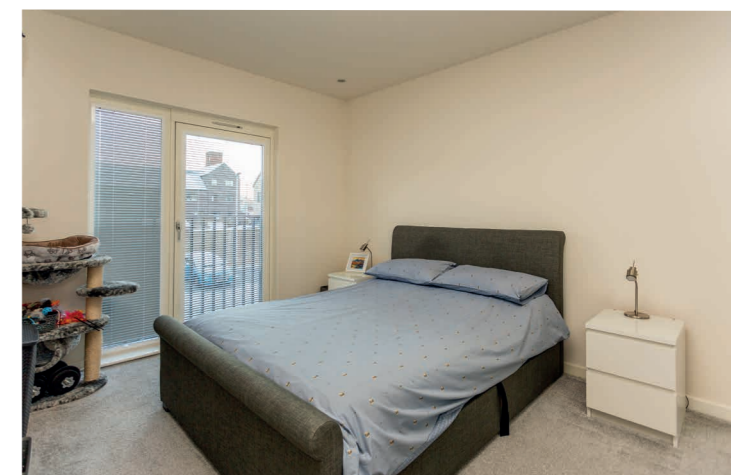


2/2 Tertaglia Street,
Edinburgh
EH11 4FQ

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom with fitted wardrobes
- Bathroom with white suite

features

- Modern development
- Residents parking
- Secure bike store
- Secure entryphone system
- Laminate flooring
- Gas central heating
- Double glazing
- Leafy views to rear

description

Tertaglia Street is a new development, located just a short drive from the City By-Pass and central motorway network. Ideal for commuting into the City or indeed to the west, north or south of the City. Napier University is just a short walk away and there is an abundance of shopping available at the Gyle and Hermiston Gait. The accommodation comprises entrance hall with two large walk in storage cupboards, sitting room / dining room with Juliet Balcony, semi open plan to fitted kitchen, double bedroom with fitted wardrobes and Juliet balcony to the front and a bathroom with white suite and thermostatic shower fitting over the bath. The property benefits from residents parking, secure bike store, gas central heating, double glazing and a security entryphone system. Overall, this is a fabulous first time buyer property offered for sale in move in condition.

The development is factored by Ross & Liddle and a payment of approximately £65 per month covers the buildings insurance, stair cleaning and lighting and the gardens.

further information

EPC Band: C

Home Report Value £180,000

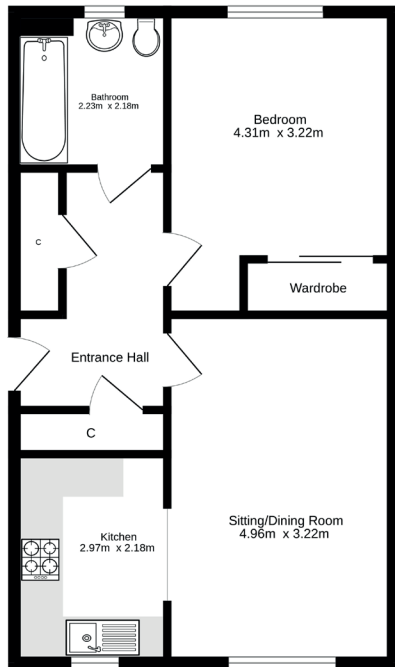
Items to be included: Flooring, blinds and kitchen appliances (excluding the fridge freezer).

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
53.0 sq.m. approx.



First Floor Flat

TOTAL FLOOR AREA: 53.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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