

6/11 Appin Place
Edinburgh
EH14 1PW

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room / dining room with balcony & views to the Pentlands
- Fitted kitchen
- Useful utility room & walk in storage cupboard
- Master bedroom with walk in wardrobe and en suite shower room
- Two further double bedrooms
- Bathroom

features

- Laminate flooring
- Superb storage throughout
- Gas central heating
- Double glazing
- Security entry phone
- Underground car park & residents parking
- Secure bike store
- Landscaped communal gardens
- Lift access to all floors
- Views over the City to the Pentlands

description

Fabulous, third floor flat with exceptional storage throughout. Spacious home with flexible accommodation, ideal for home working, in an established modern development, perfectly placed to access the superb shops and services on Slateford Road and at Chesser retail park. Entrance hall with two storage cupboards, sitting room / dining room with balcony offering excellent views, semi open plan to fitted kitchen with integrated appliances, useful utility room with walk in storage cupboard, master bedroom with Juliet balcony, walk in wardrobe and en suite shower room, second double bedroom with Juliet balcony and fitted wardrobes, third bedroom / home office and bathroom with white suite and mixer tap shower fitting over the bath. The development is managed by James Gibb and a payment of approx £80 per month, includes buildings insurance.

further information

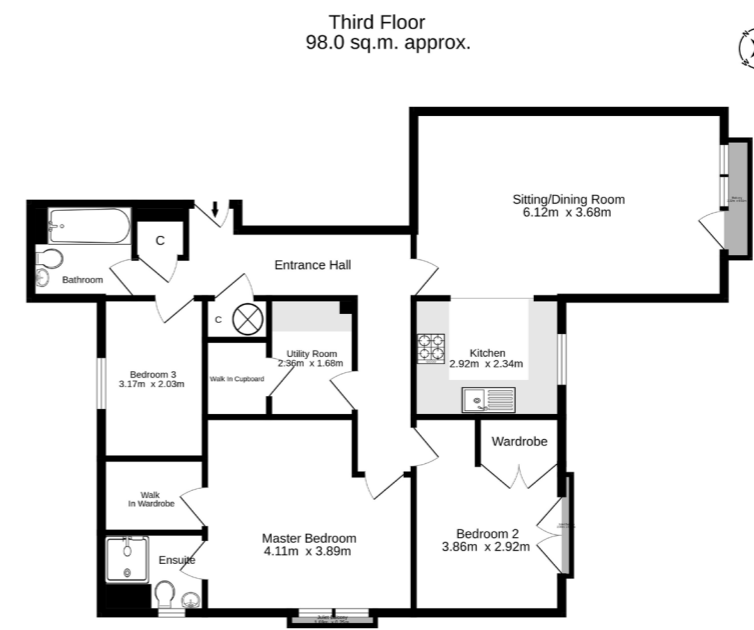
EPC Band: B

Home Report Value £330,000

Items to be included: Fitted flooring, ceiling light fittings, blinds, integrated kitchen appliances.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or 07483 361731 or visit our website www.cameronstephen.co.uk



TOTAL FLOOR AREA: 98.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other items are approximate and are intended to be used as a guide only. Prospective purchasers should verify all measurements and specifications before entering into any purchase agreement. The furniture, fixtures and appliances shown here are for illustrative purposes only and are not included in the purchase price. All measurements are to the internal face of walls and doors unless otherwise stated.
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