



17 Noble Place,
Edinburgh
EH6 8AX

cameron stephen
solicitors & estate agents



accommodation

- Entrance stair
- Upper hall
- Sitting room
- Kitchen dining room
- Three Bedrooms
- Bathroom
- Shower room
- Two WCs

features

- Private garden to front
- Good sized accommodation
- Gas central heating
- Partial double glazing
- Feature fireplace
- Some working shutters
- Garden shed
- Eaves storage

description

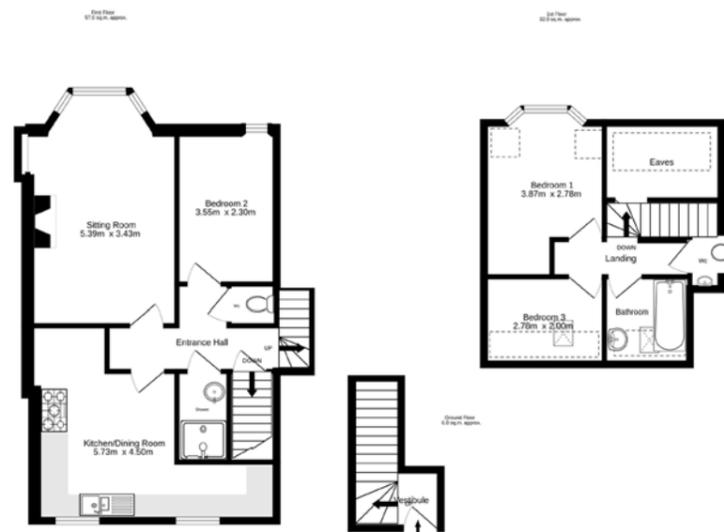
Excellent double upper colony property in Leith Links, The accommodation comprises, entrance vestibule and stair, on the first floor there is a bay windowed sitting room with working shutters, feature fireplace, press cupboard and decorative cornice, a large family dining kitchen with integrated appliances, a study or bedroom 2, shower room and wc. On the second floor there are two further bedrooms, bathroom and WC. The private garden is located immediately to the front of the property and has mature herbaceous borders and a useful garden shed. Overall, this is an exceptionally popular location, so early viewing is highly recommended,

further information

EPC Band: E
 Home Report Value £350,000
 Items to be included: Fitted floor coverings, curtains, blinds, ceiling light fittings, integrated kitchen appliances, including cooker. and the garden shed.

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: 95.0 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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