

15/3 Yardheads,
Edinburgh
EH6 6BU

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Communal courtyard

features

- Laminate flooring & fitted carpets
- Electric heating
- Double glazing
- Security entry phone system
- Good storage

description

Fabulous ground floor apartment in a popular warehouse conversion in the heart of Leith. Ideal first time buyer property set in a Mediterranean style courtyard setting. Entrance hall with two storage cupboards and laminate flooring, sitting room / dining room with French doors to courtyard, fitted kitchen with oven and hob, two double bedrooms with fitted wardrobes and bathroom with thermostatic shower fitting over the bath. The property benefits from Electric storage heating, double glazing and a security entry phone system.

NB. The development is managed by James Gibb and a payment of approximately £100 is payable. This covers gardening, stair cleaning and lighting and the communal buildings insurance policy.

further information

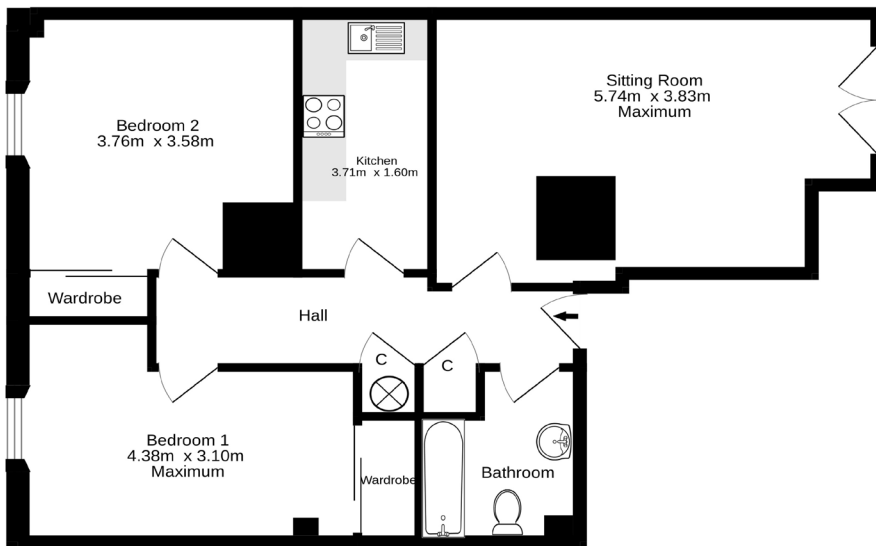
EPC Band: C
 Home Report Value £220,000
 Items to be included: Fitted flooring, ceiling light fittings, curtains and kitchen appliances.

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



Ground Floor
64.2 sq.m. approx.



TOTAL FLOOR AREA : 64.2 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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