



Flat 14, 1 Hatters Lane,
Edinburgh
EH7 4GZ



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Fourth Floor
Flat



accommodation

- Entrance hall
- Open plan sitting room / fitted kitchen with balcony
- Master bedroom with en suite shower room & fitted wardrobes
- Second double bedroom with fitted wardrobes
- Bathroom

features

- Neutral decor
- Gas central heating
- Double glazing
- Security entry phone system
- Lift access
- South west facing balcony
- Communal gardens
- Superb views to Edinburgh Castle

description

Stylish, beautifully presented modern fourth floor apartment in a quiet modern development, in a popular location. The immaculate accommodation comprises entrance hallway, with utility cupboard and cloaks cupboard, stunning open plan sitting room/dining room and kitchen, with integrated Smeg appliances, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom with fitted wardrobes and storage cupboard, and a bathroom with white suite and electric shower over the bath. Highlights include fitted bathroom suites, contemporary spotlighting, gas central heating and double glazing. Furthermore, the development provides a lift service, a secured entry system, a shared bike store and landscaped grounds. Overall, this is a beautiful home which must be viewed to be fully appreciated.



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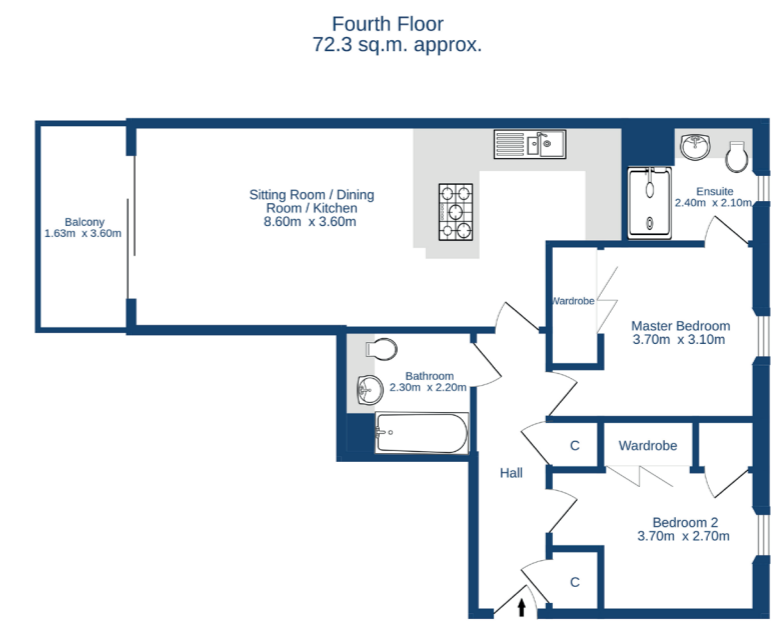


Home Report
Value: £315,000

The development is managed by ScreenAutumn Ltd and a payment of approx. £95 per month covers buildings insurance, stair cleaning and lighting and lift maintenance.

Items to be included in the sale price:

Fitted flooring, Smeg appliances, curtains and blinds. Some items of furniture may be available by separate negotiation.



TOTAL FLOOR AREA: 72.3 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, doors 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 layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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