



52/6 Iona Street  
Edinburgh  
EH6 8SW



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2nd Floor Flat



### accommodation

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

### features

- Wooden flooring
- Gas central heating
- Double glazing
- Security entryphone system
- Modern kitchen & bathroom fittings

### description

Bright and spacious second floor flat (top) in a block of 6 with shared garden. Ideal location, within walking distance of the new St James Quarter and the City Centre and close to the tram stop at Balfour Street. The accommodation comprises entrance hall with clothes pulley and storage cupboard, twin windowed sitting room with wooden floor, fitted kitchen / breakfast room, two double bedrooms with storage and bathroom with white suite, electric shower fitting over the bath and Metro style tiling. There is a shared garden to the rear and the property benefits from gas central heating, double glazing and a security entry phone system. Early viewing is highly recommended.



EPC:  
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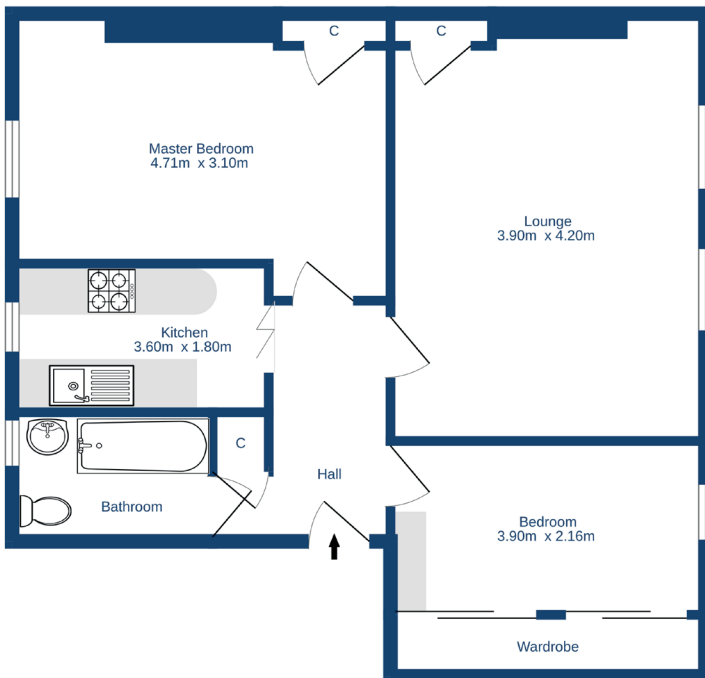
Home Report  
Value: £210,000

### Items to be included:

Fitted flooring, ceiling light fittings, oven, hob, fridge/freezer and washing machine.



Second Floor  
57.1 sq.m. approx.



TOTAL FLOOR AREA: 57.1 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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