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& co.



73/3 Nicolson Street
Edinburgh
EH8 9BZ



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3rd Floor Flat



accommodation

- Private staircase
- 3rd Floor Landing
- Entrance hall semi open plan to fitted kitchen
- Double bedroom with storage
- Bathroom with electric shower

features

- Multi fuel stove
- Gas central heating
- Security entry phone
- Excellent location

description

Admirable top floor flat in a traditional tenement building, in a superb location, ideal for the University or the City Centre. Excellent first time buyer or buy to let investment opportunity, The accommodation comprises private stair (entered from second floor), leads to the third floor entrance hall, sitting room with multi fuel stove and twin windows to the front, semi open plan to the fitted kitchen, double bedroom with large storage cupboard and bathroom with white suite and electric shower over the bath. There is also a large walk in cupboard, providing exceptional storage. Overall, this is a fabulous property, which must be viewed to be fully appreciated.



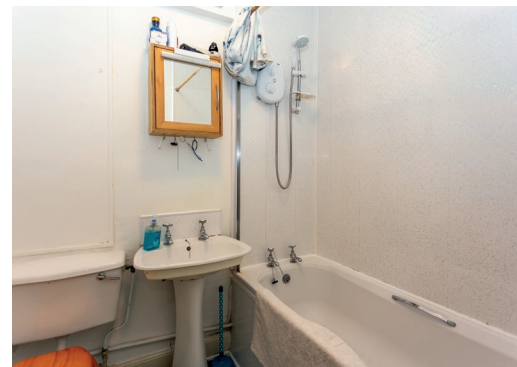
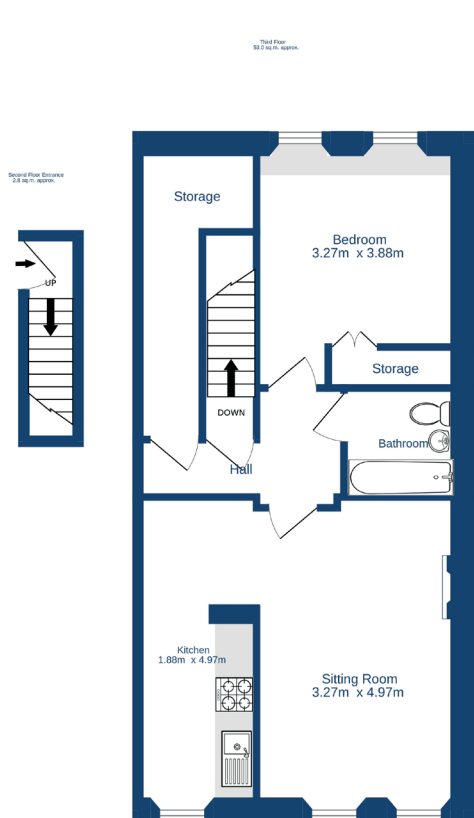
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Home Report
Value: £215,000

Items to be included:

Fitted flooring, ceiling light fittings (except hallway) and kitchen cooker, fridge, freezer and washing machine.



TOTAL FLOOR AREA: 55.9 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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