



16/1 Powderhall Road,
Edinburgh
EH7 4GB



Ground Floor Flat



accommodation

- Entrance vestibule & hall
- Sitting room / dining room
- Breakfasting kitchen
- Two double bedrooms
- En suite shower room
- Bathroom
- Private terrace

features

- Gas central heating
- Double glazing
- Security entryphone
- Communal gardens
- Residents permit parking
- Neutral decor
- Excellent storage

description

Bright and exceptionally spacious ground floor flat with south west facing private terrace, in a quiet, established development with residents parking to the rear of the building. The accommodation comprises entrance vestibule with storage cupboard, reception hall with further storage cupboard, bay windowed sitting room / dining room with laminate flooring, breakfasting kitchen with integrated appliances, master bedroom with fitted wardrobes, en suite shower room and French doors to the private terrace, second double bedroom with fitted wardrobes and bathroom with white suite and thermostatic shower fitting over the bath. The property is offered for sale in move in condition and must be viewed to be fully appreciated.



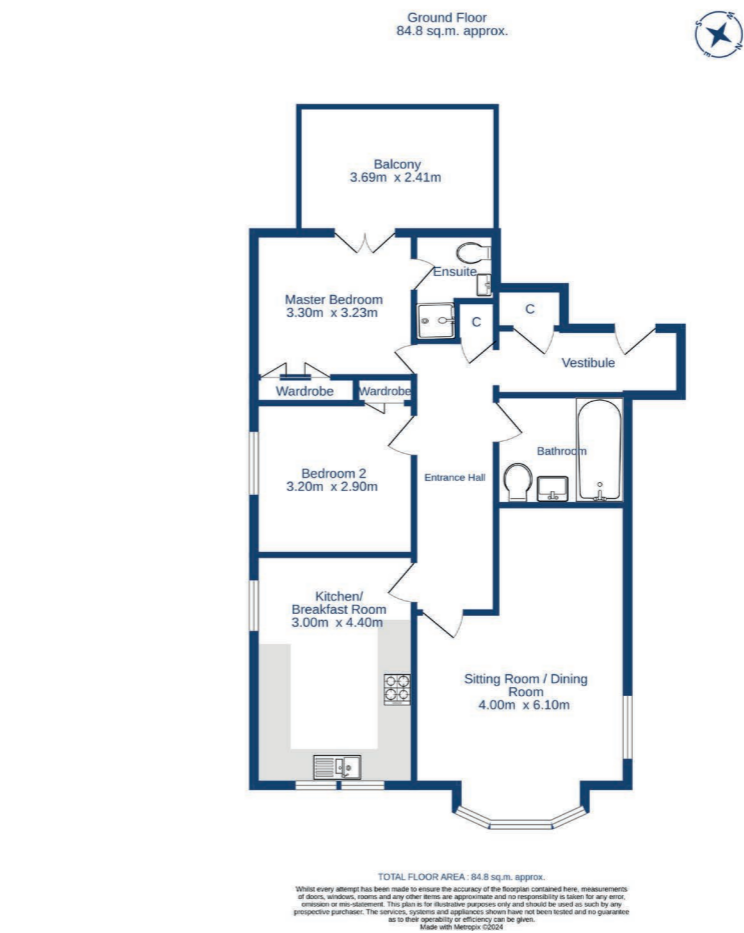
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Home Report
Value: £320,000

Items to be included in the sale price:
Fitted flooring, ceiling light fittings, curtains and blinds (excluding the nursery), integrated kitchen appliances, and balcony furniture.





espc

espc CHARTERED FIRM

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