



7/6 Iona Street
Edinburgh
EH6 8SG



2nd Floor Flat



accommodation

- Entrance hall
- Sitting room
- Two bedrooms
- Shower room
- Communal garden

features

- Excellent storage
- Modern shower room
- Gas central heating
- Double glazing
- Security entry phone

description

Bright and spacious second floor flat in a traditional tenement building. Ideal first time buyer accommodation, which requires some upgrading but offers excellent potential to create a wonderful City Centre apartment. The accommodation comprises entrance hall with two storage cupboards, sitting room with low level faux brick fireplace, fitted kitchen, two bedrooms, one with fitted wardrobes, and modern shower room (Saniflow WC). The property benefits from gas central heating, double glazing, a security entry phone system and a communal garden.



EPC:
C



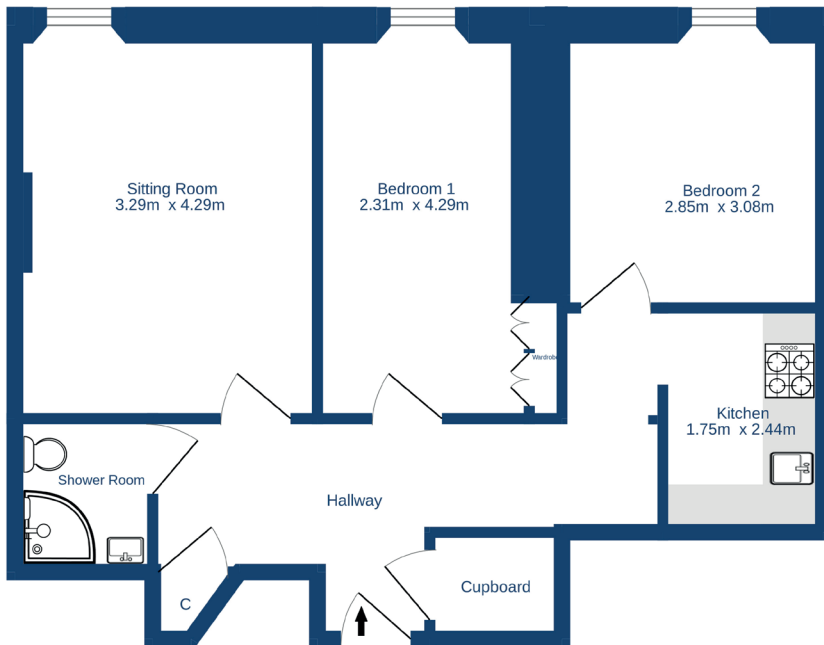
Home Report
Value: £190,000

Items to be included:

Fitted flooring, ceiling light fittings, integrated kitchen appliances and the shelving in bedroom 1.



Second Floor
52.3 sq.m. approx.



TOTAL FLOOR AREA : 52.3 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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