

cameron stephen  
& co.



28/1F3 Moat Terrace  
Edinburgh  
EH14 1PS



1st Floor Flat



### accommodation

- Entrance hall
- Sitting room
- Kitchen
- Double bedroom
- Bathroom

### features

- Wood floors
- Feature fireplace
- Electric heating
- Double glazing
- Communal garden

### description

Bright, first floor flat in a traditional tenement building, located in a quiet cul-de-sac with unrestricted on street parking. Ideal first time buyer property or buy to let investment opportunity. The accommodation comprises entrance hall, sitting room with dining recess, wooden floor and feature fireplace and fitted kitchen off with washing machine, under unit fridge/freezer, oven, hob and extractor hood, double bedroom with fitted wardrobes and bathroom with white suite and electric shower fitting over the flat. The property benefits from electric heating, double glazing, a well maintained communal rear garden.



EPC:  
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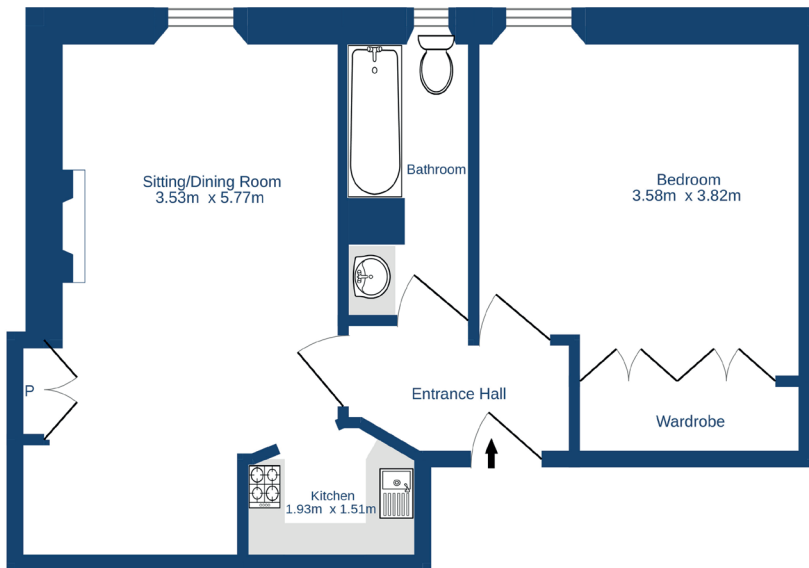


Home Report  
Value: £160,000

Items to be included:  
Curtains, ceiling light fittings, kitchen appliances and fire.



Ground Floor  
42.6 sq.m. approx.



TOTAL FLOOR AREA : 42.6 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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