



29/11 Spey Terrace
Edinburgh
EH7 4PU



2nd Floor Flat



accommodation

- Entrance hall
- Sitting room open plan to fitted kitchen
- Double bedroom
- Shower room
- Communal garden

features

- Laminate flooring
- Double glazing
- Security entry phone system
- Ideal starter home
- Refurbished kitchen & shower room

description

Bright second floor flat in a traditional tenement building with security entry phone system and well maintained communal garden. The accommodation comprises entrance hall, sitting room open plan to fitted kitchen with laminate flooring, double bedroom and shower room with thermostatic shower fitting. The property benefits from gas central heating, double glazing security entry phone system and communal garden. This is an ideal starter flat in a prime location, just a short walk from Leith Walk and the new tram line to the Airport.



EPC:
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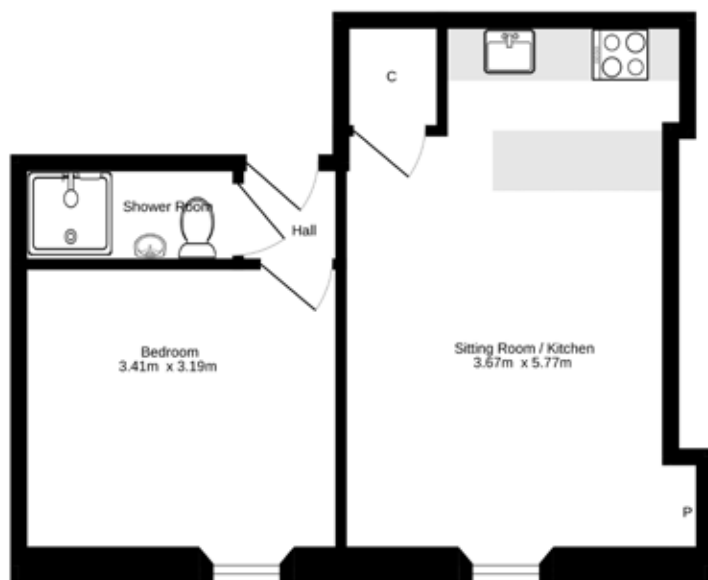
Home Report
Value: £150,000

Items to be included:

Fitted flooring, curtains, light fittings, fridge, freezer, washing machine/tumble dryer, oven and hob. Other items of furniture may be available by separate negotiation.



Ground Floor
32.0 sq.m. approx.



TOTAL FLOOR AREA: 32.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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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