



1



2



2



1st Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Master bedroom
- En suite bathroom
- Second double bedroom
- Bathroom

features

- South west facing balcony
- Re-fitted kitchen
- Re-fitted en suite bathroom
- Laminate flooring
- Gas central heating
- Double glazing
- Security entryphone
- Secure underground carpark
- Communal gardens

description

Beautifully bright and spacious first floor flat in a modern development with lift, secure residents car park and communal gardens. Ideal location for commuting into the City Centre and the new St James Quarter, as well as an abundance of local boutique shops, cafes, bars and restaurants on Easter Road, neighbouring Abbeyhill and Meadowbank. The accommodation comprises entrance hall with storage cupboard, fabulous sitting room / dining room with south-west facing balcony, ensuring an abundance of natural daylight, re-fitted kitchen with modern Sage green units with integrated appliances and decorative flooring, master bedroom with fitted wardrobe, storage cupboard and re-fitted en suite bathroom with thermostatic rainfall shower, second double bedroom with fitted wardrobes and shower room.



EPC:
B



Home Report
Value: £245,000

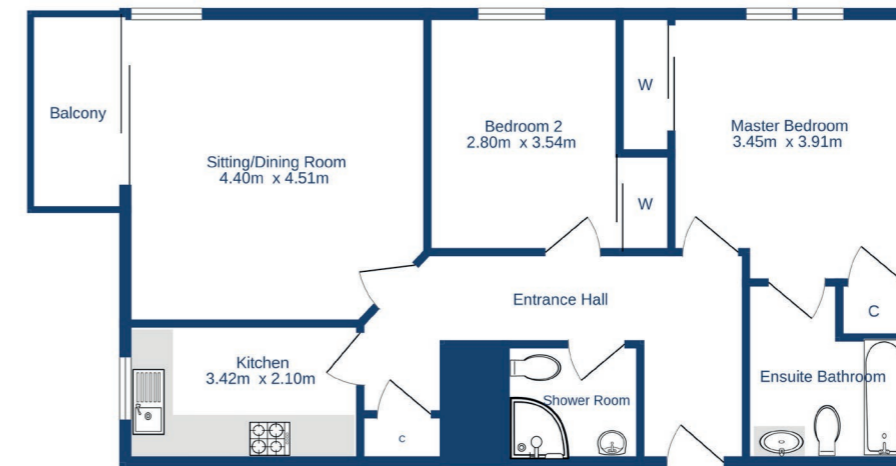
NB

The development is managed by James Gibb and a payment of approx. £80 per month is payable to cover buildings insurance, lift maintenance etc.

Items to be included in the sale price:
Fitted flooring and ceiling light fittings and integrated kitchen appliances.



First Floor
74.0 sq.m. approx.



TOTAL FLOOR AREA: 74.0 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 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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