



18 Prospect Bank Place,  
Edinburgh  
EH6 7PX



Lower Villa





### accommodation

- Entrance vestibule
- Reception hall
- Bay windowed sitting room
- Fitted kitchen / dining room / family room
- Two double bedrooms
- Single bedroom
- Private garden to front & rear

### features

- Karndean flooring
- Double glazing
- Gas central heating
- New kitchen
- New bathroom
- Fresh decor
- Move in condition
- Flexible accommodation

### description

Refurbished, extended lower villa with flexible accommodation in move in condition. Quietly located in a popular residential location, just a short walk from Leith Links. The accommodation comprises, entrance vestibule and reception hall, bay windowed sitting room with Karndean floor and feature fireplace with wood burning stove, fabulous modern kitchen open plan to dining room / family room with trifold doors opening up to the private garden with southerly aspect. The kitchen has been thoughtfully fitted with an island and integrated appliances, master bedroom with fitted wardrobes, second double bedroom to the rear, single bedroom to the side and family bathroom with new white suite with "Metro" style tiles and matte black finishes. Overall, this is a fabulous home, refurbished to an exceptional standard, which must be viewed to be fully appreciated.



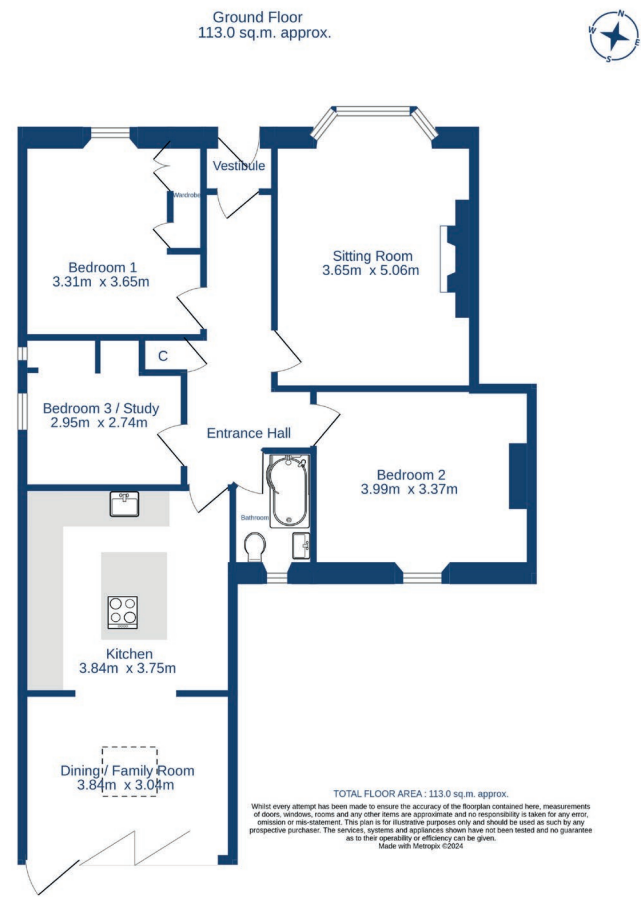
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Home Report  
Value: £350,000

Items to be included in the sale price:  
Fitted flooring, ceiling light fittings, integrated kitchen appliances, and wardrobes in bedroom 1.





**espc** espc CHARTERED FIRM

cameron stephen & co.  
14 constitution street,  
edinburgh eh6 7bt  
tel: 0131 555 1234 or 07483 361731  
property@cameronstephen.co.uk  
www.cameronstephen.co.uk  
DX 550871 leith