



21/7 Yeaman Place  
Edinburgh  
EH11 1BT



1st Floor Flat



### accommodation

- Entrance hall
- Sitting room open plan to
- Fitted kitchen
- Double bedroom with storage
- Bathroom
- WC

### features

- Neutral decor
- Double glazing
- Gas central heating
- Security entry phone
- Good storage

### description

Bright, west facing first floor flat in a traditional Edinburgh tenement, just a short walk from Fountainbridge. The accommodation comprises entrance hall with storage cupboard, sitting room open plan to fitted kitchen, double bedroom with large storage cupboard off bathroom with white two piece suite and electric shower over the bath and separate wc. The property would now benefit from some modernisation and upgrading but offers excellent potential to create a stylish, modern home.



EPC:  
C



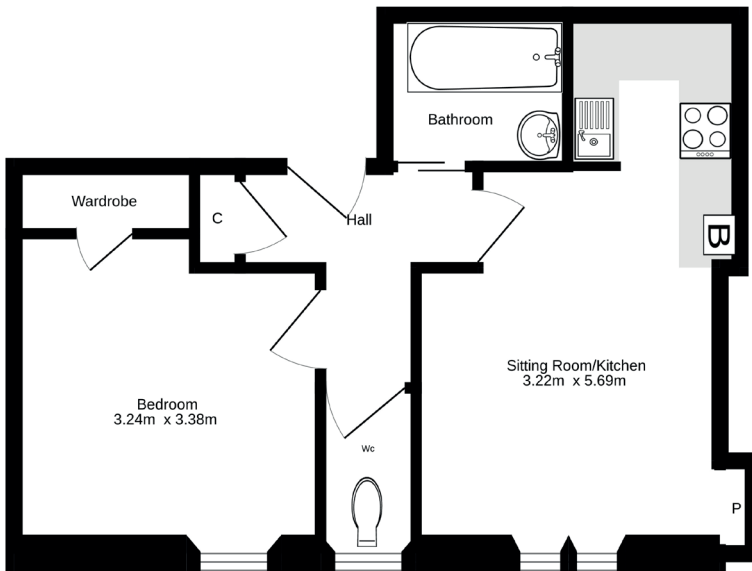
Home Report  
Value: £160,000

### Items to be included:

Fitted floor coverings, ceiling light fittings and kitchen appliances.



First Floor  
37.0 sq.m. approx.



TOTAL FLOOR AREA: 37.0 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.  
Made with Metroplan ©2024



CHARTERED FIRM

cameron stephen & co.

14 constitution street,

edinburgh eh6 7bt

tel: 0131 555 1234

property@cameronstephen.co.uk

www.cameronstephen.co.uk