



7/2 Essendean Place
Edinburgh
EH4 7HR



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Ground Floor Flat



accommodation

- entrance hall
- sitting room / dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Garden

features

- Freshly decorated
- Gas central heating
- Double glazing
- Security entry phone
- External store cupboard

description

Spacious ground floor flat in a popular residential area, with great bus links to other parts of the City. The accommodation comprises entrance hall, sitting room / dining room with door to front garden, kitchen to the rear, two double bedrooms and bathroom with white suite and electric shower over the bath. There are two good sized cupboards in the entrance hall and an exterior store in the communal entrance hall. The property benefits from gas central heating, double glazing, security entry phone and some new flooring. The property has been freshly decorated and whilst it may benefit from some upgrading, offers exceptional potential to create a wonderful home.



EPC:
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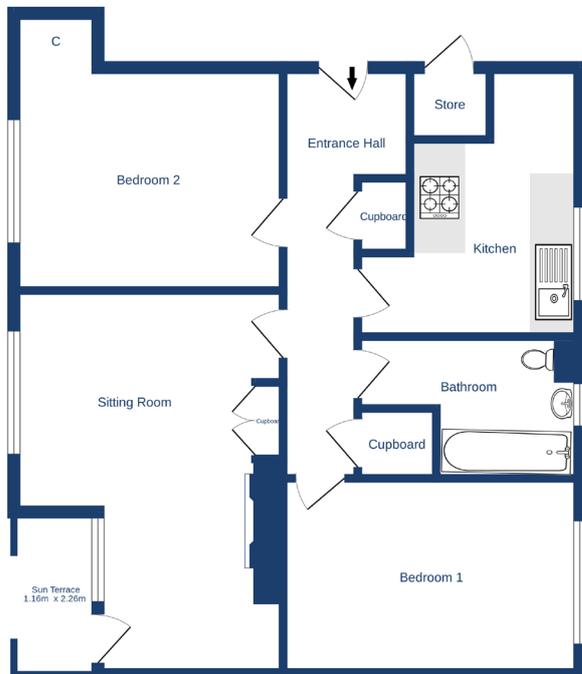
Home Report
Value: £160,000

Items to be included:

Fitted flooring and ceiling light fittings. Please note the property is being sold as seen and no warranties will be given or works undertaken.



Ground Floor
63.0 sq.m. approx.



TOTAL FLOOR AREA : 63.0 sq.m. approx.
 While 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 so 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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