

cameron stephen
& co.



8/5 Broughton Road
Edinburgh
EH7 4EB



2nd Floor Flat



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen / breakfast room
- Two double bedrooms
- Bathroom

features

- Gas central heating
- Double glazing
- Security entry phone
- Some sanded floors
- Communal gardens

description

Immaculate, second floor flat in a traditional tenement building, ideally located for access into the City Centre, with fabulous boutique shops and services immediately on hand. The accommodation comprises entrance hall with wood overlay floor, and two storage cupboards, sitting room with twin window to the front, sanded floor, feature fireplace and window seat, modern fitted kitchen / breakfast room with integrated appliances, two double bedrooms, quietly located to the rear, one with study off and a modern, fully tiled bathroom with white suite and dual head electric shower over the bath. The property benefits from gas central heating, double glazing, security entry phone and communal gardens to the rear. Overall, this is a fantastic home which must be viewed to be fully appreciated.



EPC:
C



Home Report
Value: £275,000

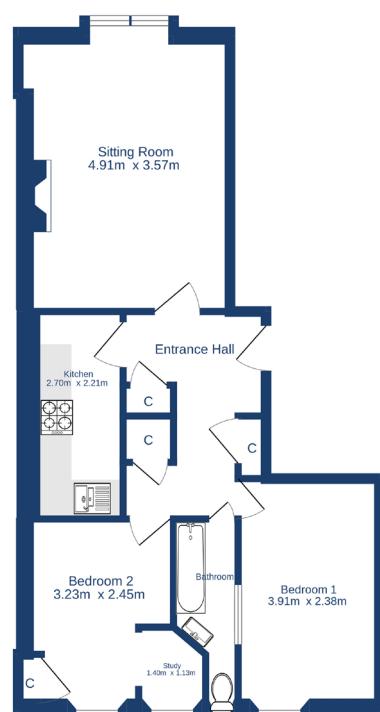
Items to be included in the sale price:

Fitted flooring and ceiling light fittings, kitchen appliances (oven, hob, washing machine and fridge/freezer) and blinds.





Second Floor
50.3 sq.m. approx.



TOTAL FLOOR AREA: 50.3 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 indicative purposes only and should be used as such by any prospective purchaser. The heating, sanitary and electrical systems have not been tested and no guarantee as to their operability or efficiency can be given.
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