



10/3 Newton Street,  
Edinburgh  
EH11 1TF



Ground Floor Flat





## accommodation

- Entrance hall
- Sitting room / Dining Room / Kitchen
- Double bedroom
- Bathroom

## features

- Laminate flooring
- Gas central heating
- Double glazing
- Security entry phone
- Communal garden

## description

Excellent, ground floor flat in a quiet cul-de-sac location within the ever popular Gorgie area of the City. This ideal first time buyer flat is quietly located to the rear of the building and offers leafy views into the communal garden. The accommodation comprises entrance hall with two storage cupboards, sitting room / dining room / fitted kitchen with laminate flooring and press cupboard housing the central heating boiler, good sized double bedroom and bathroom with white suite and electric shower over the bath. The property benefits from gas central heating, double glazing and a security entry phone. Overall, this is a superb first time buyer flat which must be viewed to be fully appreciated.



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Home Report  
Value: £150,000

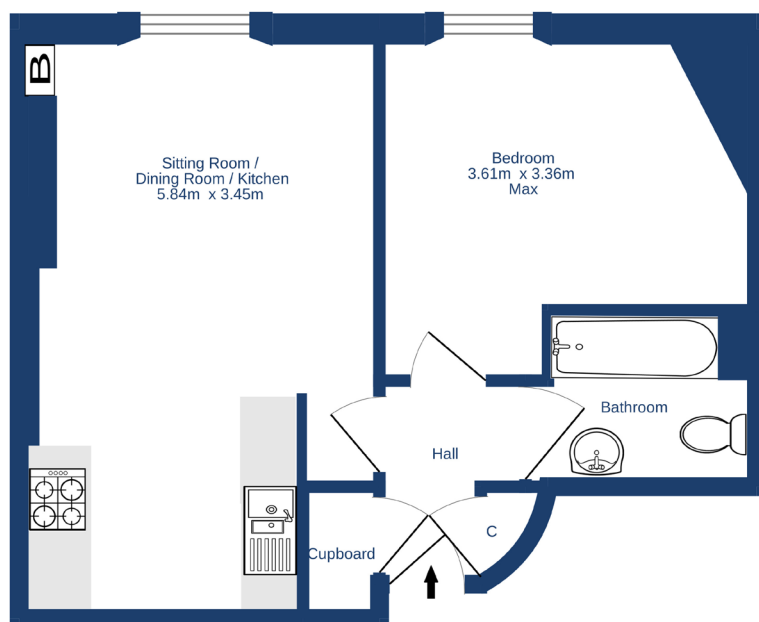
## Items to be included:

Fitted flooring, ceiling light fittings, kitchen appliances (oven, hob, extractor hood, fridge and washing machine).





Ground Floor  
39.5 sq.m. approx.



TOTAL FLOOR AREA : 39.5 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.

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