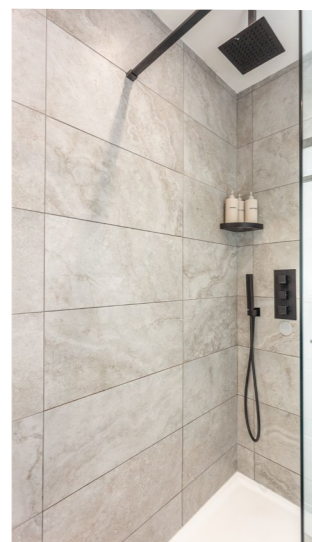
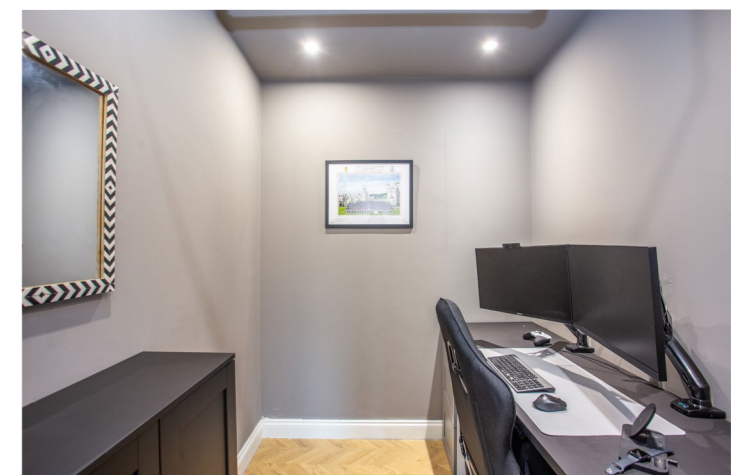




1/2F1 Cargil Court  
Edinburgh  
EH5 3NE



Top Floor Flat



## accommodation

- Entrance hall
- Sitting room open plan to
- Dining room and
- Fitted kitchen
- Two double bedrooms
- Study
- Shower room
- Private garden

## features

- Herringbone flooring
- Gas central heating
- Double glazing
- Security entryphone
- Large external store room
- Beautiful open plan living
- Stunning refurbished flat
- Move-in condition

## description

Stunning, second floor flat, which has been meticulously upgraded and refurbished to an excellent standard and is offered for sale in true move-in condition. The immaculate accommodation comprises a spacious entrance hall providing access to all apartments, French doors to the beautiful, open plan sitting room, dining room and fitted kitchen, two good sized double bedrooms (one with wardrobes), and both quietly located to the rear, a useful study/home office and a refurbished shower room with walk-in shower and feature wash hand basin with matt black fittings. There is a private external storage cupboard accessed from the communal landing and an area of private garden to the rear of the building which is fitted with Astroturf for ease of maintenance. Overall, this is an exceptional property which must be viewed to be fully appreciated.



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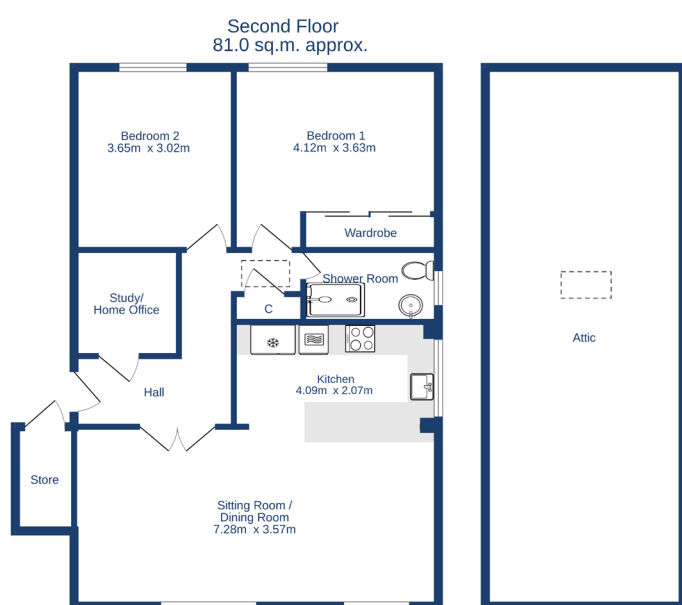


Home Report  
Value: £300,000

## Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds, Media wall in sitting room, wardrobes in bedroom 1, integrated kitchen appliances (oven, hob, washing machine, dishwasher and, fridge/freezer). Other items of furniture may be available by negotiation.





TOTAL FLOOR AREA : 81.0 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 misstatement. 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 floorplan studio



espc

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