# cameron stephen
### & co.





2/4Bangor Road,
Edinburgh
EH6 5RS

1    2    1

1st Floor Duplex

## accommodation

- Entrance hall & stair
- Sitting room
- Dining kitchen
- Two double bedrooms
- Bathroom
- Attic
- Terrace

The development is managed by Manor Estates and a payment of approximately £100 per month is payable and includes buildings insurance.

## features

- Residents parking
- Communal gardens
- Gas central heating
- Double glazing
- Security entry phone
- Excellent location
- Neutral decor

## description

Bright and exceptionally spacious first floor Duplex apartment, in the Heart of Leith.  Ideal location for a wealth of shops and services, as well as excellent public transport links, including the tram stop at Leith Walk.  The accommodation comprises, on the first floor, entrance hall/stair with three storage cupboards and dual aspect kitchen/dining room with tiled floor.  On the upper floor there is a bright sitting room with private terrace, overlooking the communal grounds to the rear, double bedroom with wardrobes and storage cupboard, further double bedroom with views to the Calton Hill & the St James Quarter and a bathroom with white suite.  The property benefits from a private attic, gas central heating, double glazing, a security entry phone system and residents parking (unallocated).  Overall this is a superb flat which must be viewed to be fully appreciated.
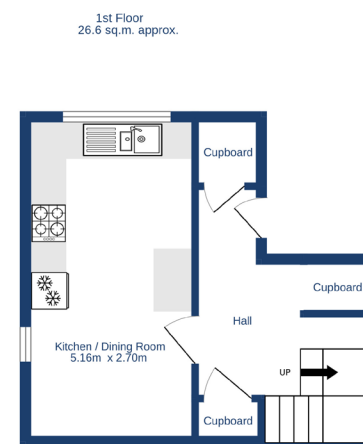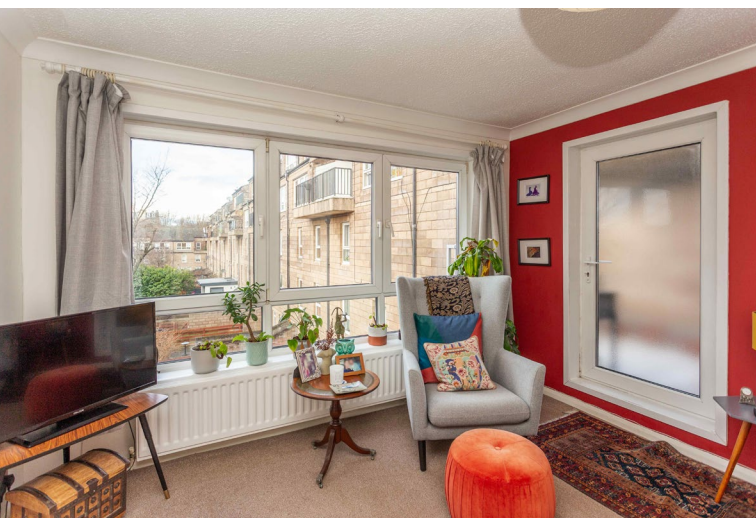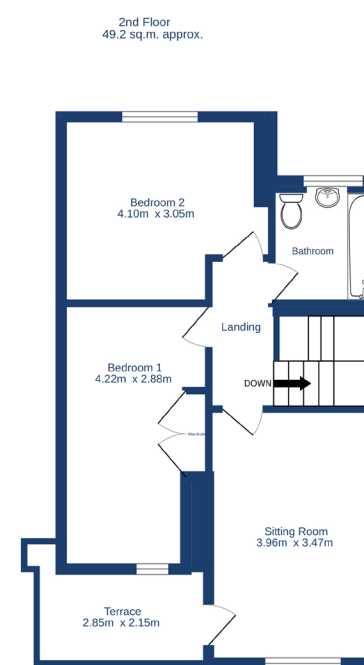
EPC:
C

Home Report
Value: £260,000

## Items to be included in the sale price:

Fitted flooring, ceiling light fittings, curtains, blinds, kitchen appliances and wardrobes.

**1st Floor**
26.6 sq.m. approx.

Cupboard

Kitchen / Dining Room
5.16m x 2.70m

Hall

UP

Cupboard

Cupboard

**2nd Floor**
49.2 sq.m. approx.

Bedroom 2
4.10m x 3.05m

Bathroom

Landing

Bedroom 1
4.22m x 2.88m

DOWN

Sitting Room
3.96m x 3.47m

Terrace
2.85m x 2.15m

TOTAL FLOOR AREA : 75.8 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 Metropix ©2026

**êspc**   **êspc CHARTERED FIRM**