



4 Cloverfoot Cottages,  
Edinburgh  
EH16 4SH



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End Terraced Cottage





## accommodation

- Entrance hall
- Sitting room
- Dining kitchen
- Three bedrooms
- Bathroom
- Private garden

## features

- Freshly decorated
- Gas heating
- Double glazing
- Now requires some modernisation
- Excellent potential

## description

Bright end terraced cottage in a popular location, ideal to commuting into the City or to the East and West via the City By Pass. Now requires some modernisation and upgrading but offers excellent potential to create a wonderful home. The accommodation comprises entrance hall, sitting room with feature fireplace and open plan to dining kitchen, utility room and bedroom 2. On the upper floor there is a double bedroom with velux windows to the front and rear, single bedroom with wardrobe and bathroom with white three piece suite. There is private garden to the front and the rear garden is west facing with a garden shed. Overall, the property does require some upgrading but offers excellent potential to create a wonderful home which must be viewed to be fully appreciated.



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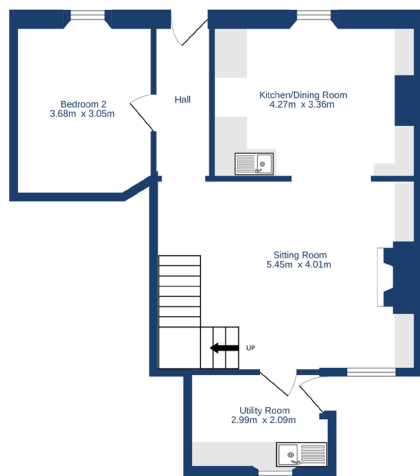
Home Report  
Value: £190,000

The property will be sold as seen and no warranties will be given and no works will be undertaken. The property is served by a septic tank, which is shared between the cottages and costs around £100 per year to be maintained.

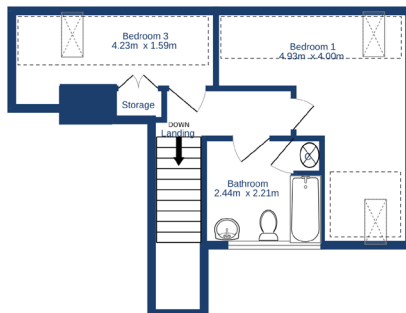




Ground Floor  
55.3 sq.m. approx.



1st Floor  
33.0 sq.m. approx.



TOTAL FLOOR AREA: 88.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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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CHARTERED FIRM

cameron stephen & co.

14 constitution street,

edinburgh eh6 7bt

tel: 0131 555 1234

property@cameronstephen.co.uk

www.cameronstephen.co.uk