

4/2 Western Gardens,
Edinburgh
EH12 5QD

cameron stephen
solicitors & estate agents



accommodation

- Entrance Hall
- Sitting room
- Dining kitchen
- Utility room
- 2 Double bedrooms
- Bathroom

features

- Some sanded floorboards
- Feature fireplace & cornice
- Gas central heating
- Double glazing
- Good storage
- Sunny communal garden

description

This is a fabulous, beautifully presented second floor flat in a 1930s tenement building, in one of Edinburgh's most sought after locations. The accommodation has been tastefully presented and is offered for sale in move in condition. Comprising a stylish reception hall, bay windowed sitting room with sanded and varnished floor boards, period fireplace and decorative cornice work, a superb dining kitchen with integrated appliances, two double bedrooms and a modern bathroom. Viewing is highly recommended.

further information

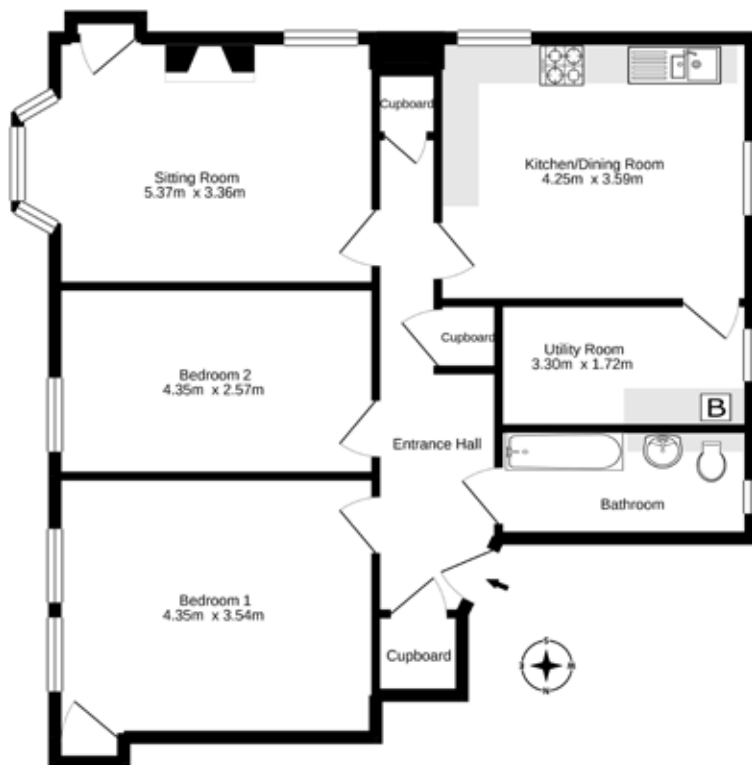
EPC Band: C
 Home Report Value £295,000
 Items to be included: All items of furniture may be available by negotiation but the kitchen appliances are to be included in the sale price.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Second Floor
91.0 sq.m. approx.



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