

73 Double Hedges Park,
Edinburgh
EH16 6YN

cameron stephen
solicitors & estate agents



accommodation

- Entrance stair
- Sitting room
- Fitted kitchen
- Double bedroom
- Bathroom

features

- Freshly decorated
- Good storage including a private attic
- Electric heating
- Double glazing

description

Freshly decorated, beautifully presented main door upper villa flat in a quiet residential cul-de-sac with shared garden. The accommodation comprises entrance stair and upper landing with storage cupboard, sitting room with window to front and bi-fold doors to the fitted kitchen with cooker, washing machine and fridge and window to the side. Further bi-fold doors from the sitting room lead to the bedroom which is quietly located to the rear and has fitted wardrobes. There are two good storage cupboards in the inner hall and a bathroom with electric shower fitting over the bath. There is also a private attic space. Overall this is a fantastic first time buyer or buy to let property which must be viewed.

further information

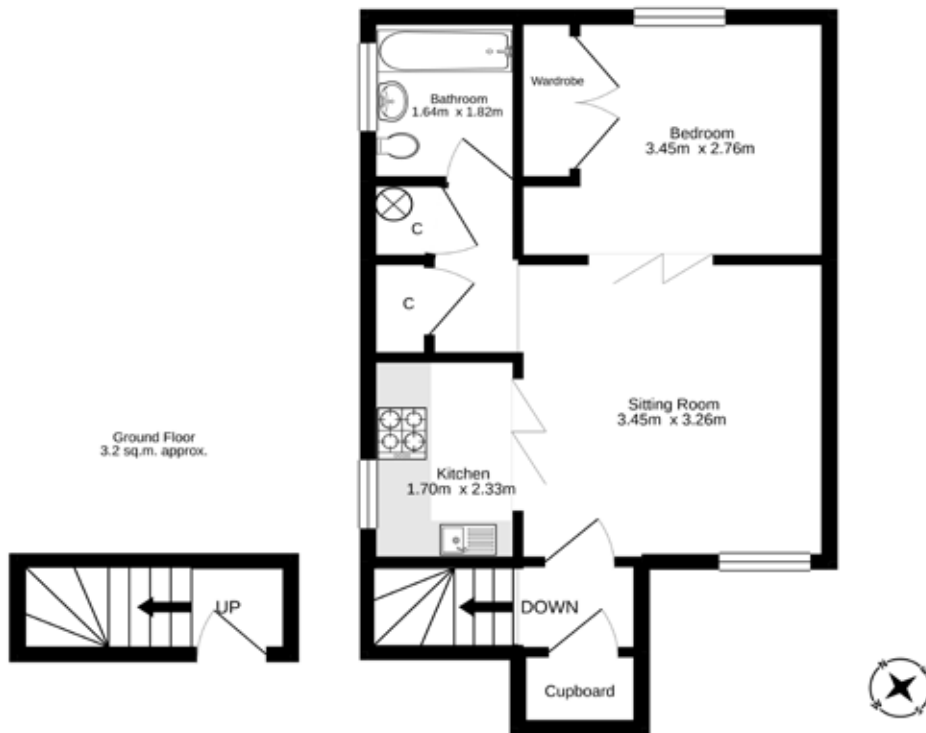
EPC Band: D

Home Report Value £125,000

Items to be included: kitchen appliances, blinds and light fittings.

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



TOTAL FLOOR AREA: 38.8 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 Metreplan 6.0(20)



espc

cameron stephen & co
14 constitution street,
edinburgh eh6 7bt
0131 555 1234 fax: 0131 555 2299
property@cameronstephen.co.uk
www.cameronstephen.co.uk