

2/3 Liddesdale Place,
Edinburgh
EH3 5JW

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Twin windowed sitting room
- Fitted kitchen
- Double bedroom with fitted wardrobes
- Bathroom

features

- Laminate flooring
- Double glazing
- Gas central heating
- Security Entry phone
- Allocated parking space
- Landscaped grounds

There is an active Residents Association who manage the grounds and a payment of approx, £100 per year is payable. Each building actively participates in the cleaning and maintenance of their stairwell.

description

Charming first floor flat, quietly located near the banks of the Water of Leith. Entered into a well maintained communal stair, the property offers spacious accommodation to the front and rear of the building. The generously proportioned sitting room has twin windows to the front, the kitchen is well fitted with a good range of base and wall mounted units, a generous double bedroom has twin windows to the rear and benefits from built in wardrobes housing the boiler and a large shelved cupboard. The bathroom completes the accommodation and has a three piece white suite with electric shower over bath. The flat benefits from gas central heating (combi), double glazing and an allocated parking space in the resident's car park, with additional visitor's parking bays available within the development. This property will appeal to a wide variety of buyers so early viewing is highly recommended.

further information

EPC Band: C

Home Report Value £190,000

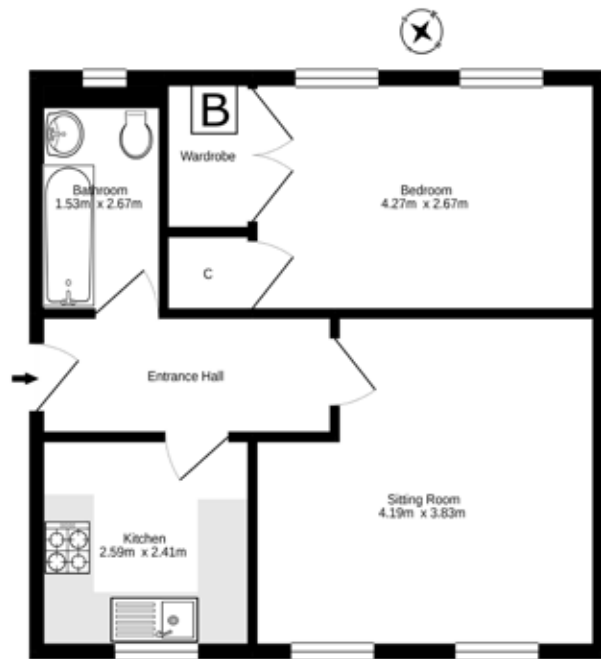
Items to be included: The property is to be sold with all items included in the sale price.

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



First Floor
44.0 sq.m. approx.



TOTAL FLOOR AREA: 44.0 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and 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 accuracy, appropriateness and applicability of these plans are not intended to be a guarantee, as to their suitability or efficiency for any given purpose.
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espc

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