

454 Old Dalkeith Road,
Edinburgh
EH16 4SS

cameron stephen
solicitors & estate agents



accommodation

- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Sunny, enclosed rear garden



features

- Traditional terraced cottage
- Great location
- Good storage
- Beautifully presented
- Neutral decor
- Ideal starter home or investment opportunity



description

Stylish, traditional terraced cottage in a great location, ideal for either reaching the Royal Infirmary, City Centre or indeed to the City By-Pass. The accommodation comprises sitting room open plan to dining room and understair snug, modern fitted kitchen, two excellent sized double bedrooms and a modern bathroom with white suite. There is a beautifully maintained cottage garden to the rear, which is south facing and completely enclosed and the property benefits from gas central heating and double glazing. Overall, this is a fabulous and beautifully presented home, which must be viewed to be fully appreciated.

further information

EPC Band: D

Home Report Value £190,000

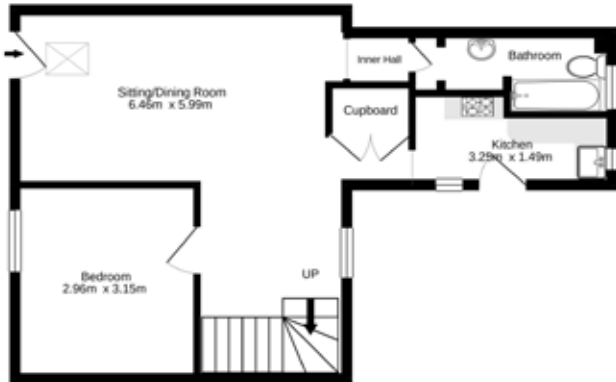
Items to be included: Kitchen appliances (excl dishwasher), , light fittings and curtains and blinds.

asking price & viewing arrangements

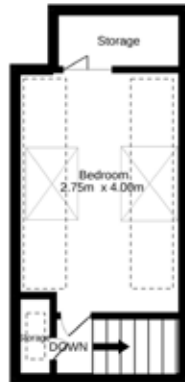
For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Ground Floor
46.8 sq.m. approx.



1st Floor
16.4 sq.m. approx.



TOTAL FLOOR AREA : 63.2 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 floorplan 6.0/03



espc

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