

cameron stephen  
& co.



2/23 Constitution Place  
Edinburgh  
EH6 7DL



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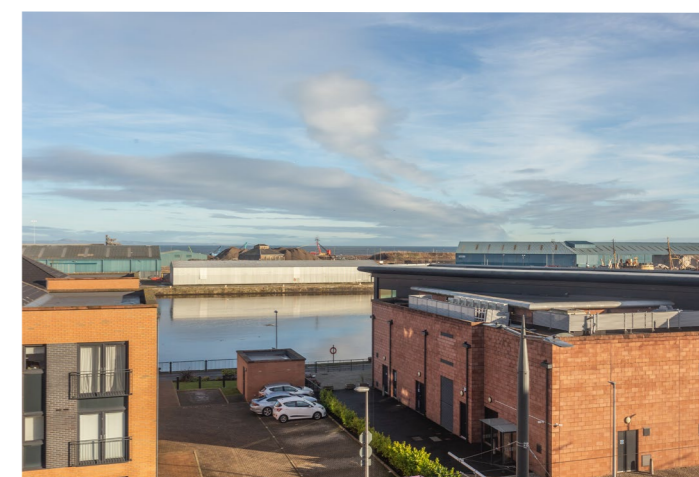
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4th Floor Flat



## accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Master bedroom with en suite shower room
- Second double bedroom with balcony
- Bathroom

## features

- Private residents car park (permits)
- Residents gym
- Lift access
- Concierge service
- Gas central heating
- Double glazing
- Security entryphone system
- Fabulous sea views to the Fife and East Lothian coastlines

## description

Bright and spacious fourth floor flat with superb views over the Port of Leith towards Fife and East Lothian. Excellent location, ideal for commuting into the City via the Tram stop at Ocean Drive. The accommodation comprises entrance hall with oak flooring and storage cupboard, a spacious sitting room / dining room (currently a home office area) with oak flooring and views to the Firth of Forth, modern fitted kitchen with integrated appliances, master bedroom with en suite shower room, second double bedroom with fitted wardrobes and French doors to the Balcony providing superb viewings across the Port and the Firth of Forth, and a bathroom with white suite. Overall, this is an excellent home, offered for sale in move in condition which must be viewed to be fully appreciated.



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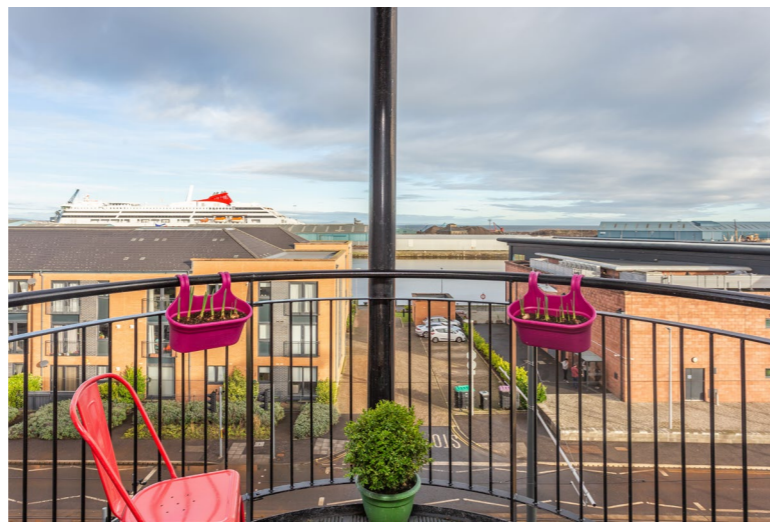


Home Report  
Value: £260,000

## Items to be included in the sale price:

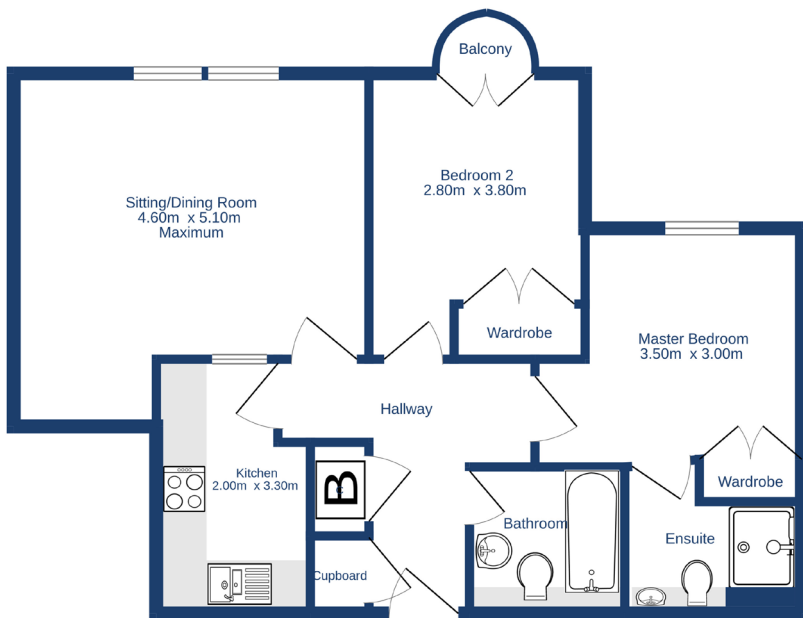
Fitted flooring, ceiling light fittings and kitchen appliances (oven, hob, extractor hood, washing machine, dishwasher and fridge/freezer).

The development is managed by James Gibb and a payment of approximately £160 covers stair cleaning and lighting, lift maintenance and buildings insurance.





Fourth Floor  
65.0 sq.m. approx.



TOTAL FLOOR AREA: 65.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, rooms and any 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 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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