

cameron stephen
& co.



4/2 Constitution Street
Edinburgh
EH6 7BT



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First Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Open plan kitchen
- Master bedroom with fitted wardrobes & en suite shower room
- Second double bedroom
- Bathroom

features

- Allocated parking space
- Lift
- Now requires some modernisation
- Secure entry phone
- Communal sun terrace
- Communal satellite TV dish
- Double glazing

description

Bright and spacious rear facing first floor flat in a popular modern development in the heart of Leith. Ideal location for the Tram Stop ensuring swift access to the City Centre and beyond to the Airport. The accommodation comprises entrance hall with two storage cupboards, sitting room / dining room open plan to kitchen with integrated appliances, master bedroom with fitted wardrobes and en suite shower room, second bedroom and bathroom with white suite and thermostatic shower fitting over the bath. The property benefits from electric heating, double glazing, security entry phone and an allocated parking space located immediately to the rear of the building. Overall, early viewing is highly recommended.



EPC:
B



Home Report
Value: £220,000

Items to be included:

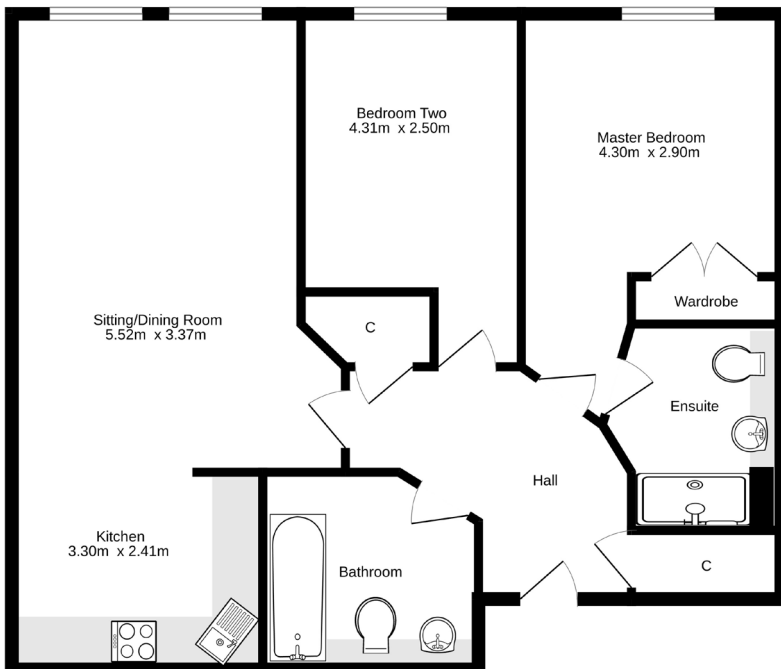
Fitted flooring, integrated kitchen appliances, blinds and ceiling light fittings. Other items of furniture may be available by separate negotiation.

Factor:

The development is managed by Ross & Liddle and a payment of approx. £145 per month covers the factors fee, general stair cleaning, lighting and buildings insurance.



First Floor
70.0 sq.m. approx.



TOTAL FLOOR AREA : 70.0 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.
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