



6/3 Sheriff Park,
Edinburgh
EH6 6DY



1st Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Residents parking

features

- Electric heat pump heating
- Security entry phone
- Quiet modern development
- Neutral decor
- Good storage
- Great location

description

Excellent opportunity to purchase a **25% share** of a fabulous first floor flat in a quiet development adjacent to the Water of Leith with residents parking. Located adjacent to the Water of Leith, this is a quiet development just a short walk from The Shore. The accommodation comprises entrance hall with two storage cupboards, sitting room / dining room, fitted kitchen, two double bedrooms with fitted wardrobes and shower room with walk in shower cubicle. The property benefits from double glazing, security entry phone system and an air source heat pump heating and hot water system controlled via the Tuya app. 75% of the property is owned by Link Housing Association (t/a C~urb) and an application should be made to them prior to submitting an offer for the property and a monthly payment of approx. £290 is payable in addition to any mortgage payment.

The development is managed by Charles White and a deposit of £190 and a monthly payment of approx. £48 per month is payable to cover stair lighting and buildings insurance etc.



EPC:
C



Home Report
Value: £200,000

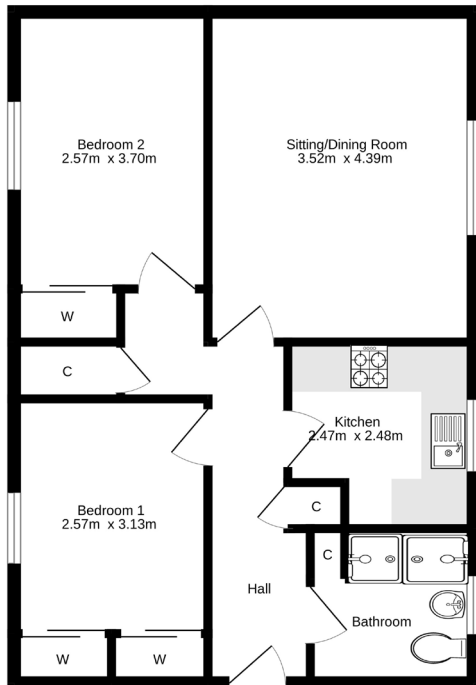
Items to be included:

Fitted flooring, ceiling light fittings, oven, hob and extractor hood. NB The fridge/freezer is specifically excluded from the sale price.

In addition, a monthly rental payment of approx. £290 is payable to Link Housing Association (t/a C~urb) for the 75% share. Applications should be submitted and approved by C~urb prior to purchasers submitting an offer.



First Floor
54.4 sq.m. approx.



TOTAL FLOOR AREA: 54.4 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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