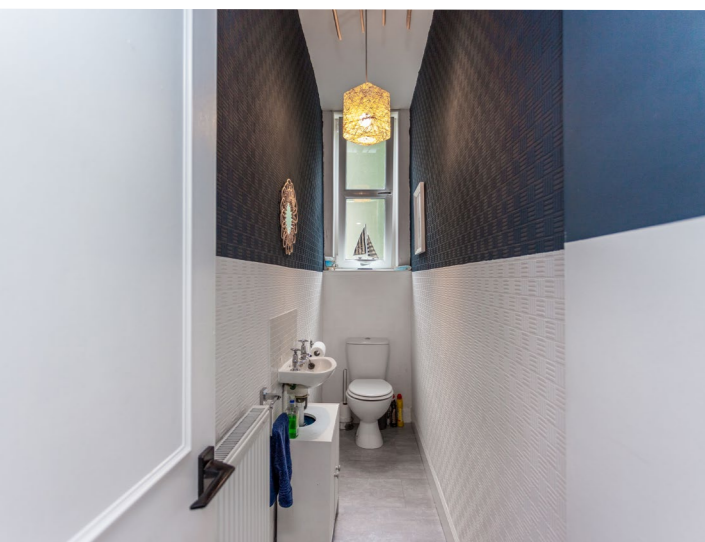




22/1F2 Edina Place,
Edinburgh
EH7 5RR



1st Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Boxroom
- Shower room
- WC

features

- Gas central heating
- Double glazing
- Security entry phone
- Communal garden
- New kitchen and shower room
- Some sanded floors
- Neutral decor

description

Stylish, beautifully presented first floor flat in a quiet cul de sac, just off Easter Road. The accommodation comprises entrance hall with storage cupboard and sanded floorboards, bright sitting room with sanded floor and feature fireplace, newly fitted kitchen with ample wall and base units with integrated appliances, double bedroom quietly located to the rear of the building, useful boxroom (currently used as a home office) shower room with modern tiling and separate wc with white suite. The property benefits from gas central heating, double glazing, security entry phone system and there is a communal garden located to the rear of the building. Overall, the property provides exceptional first time buyer accommodation, offered for sale in move in condition, which must be viewed to be fully appreciated.



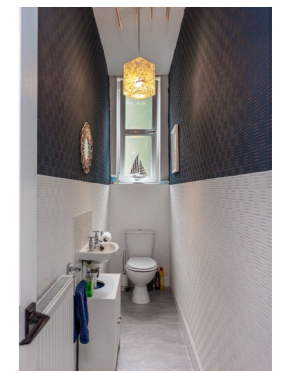
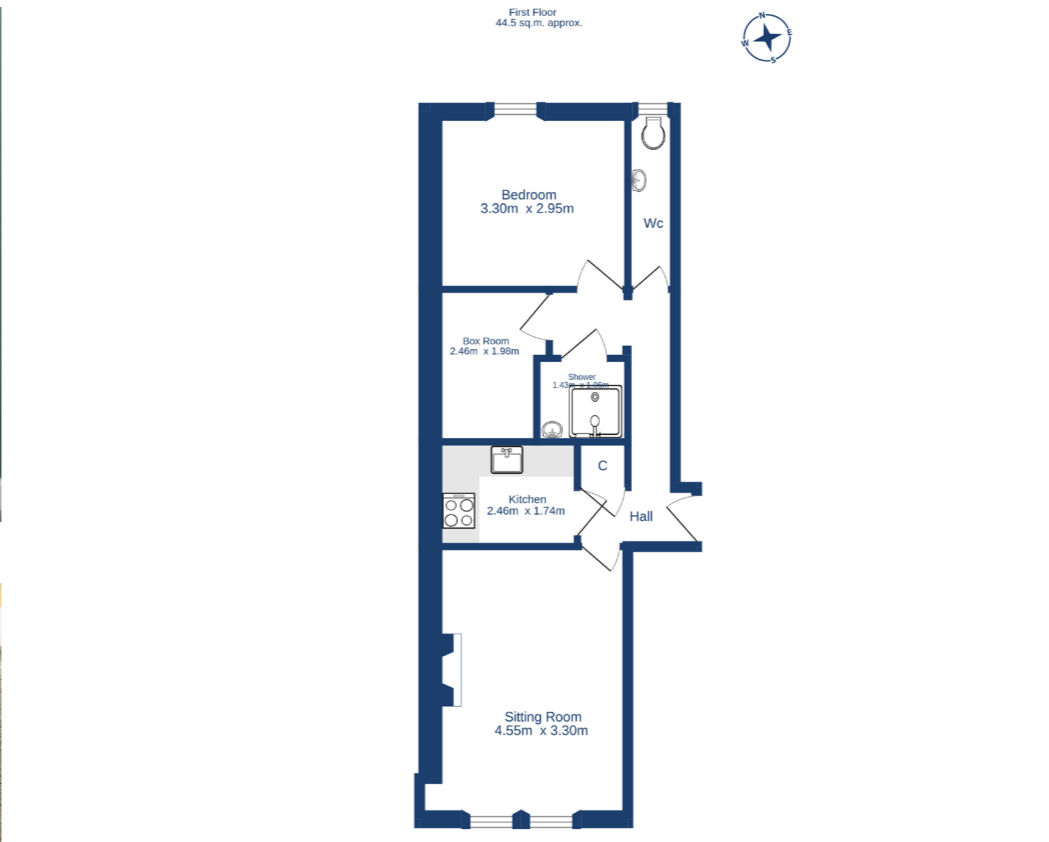
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Home Report
Value: £180,000

Items to be included in the sale price:

Fitted floor coverings, ceiling light fittings, curtains and blinds, integrated kitchen appliances (oven, hob, extractor hood, washing machine and fridge). Other items of furniture may be available by negotiation.



TOTAL FLOOR AREA : 44.5 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 errors, omissions 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 12023

espc **espc** CHARTERED FIRM

cameron stephen & co.
 14 constitution street,
 edinburgh eh6 7bt
 tel: 0131 555 1234 or 07483 361731
 property@cameronstephen.co.uk
 www.cameronstephen.co.uk
 DX 550871 leith