



12/3 Dreghorn Drive,
Edinburgh
EH13 9NX



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1st Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room with balcony
- Kitchen / breakfast room
- Two double bedrooms
- Bathroom

features

- Gas central heating
- Double glazing
- Communal garden and drying area
- Neutral decor
- Excellent storage throughout

description

Bright, and exceptionally spacious first floor flat in a quiet residential development. Excellent location, ideal to commute into the city centre or to the East or West via the City By-Pass. The accommodation comprises entrance hall with numerous storage cupboards, sitting room / dining room with patio doors to the balcony, fitted kitchen / breakfast room with walk in shelved pantry cupboard off, two double bedrooms with fitted wardrobes, bathroom with white suite and electric shower over the bath. There is exceptional storage throughout the property and the property benefits from gas central heating, double glazing and a communal drying green and garden. overall, this is an excellent first time buyer property, offered for sale in move in condition and early viewing is highly recommended.



Items to be included in the sale price:

Fitted flooring, ceiling light fittings, curtains, blinds and kitchen appliances (oven, hob, fridge/freezer and washing machine).



First Floor
64.0 sq.m. approx.



TOTAL FLOOR AREA - 64.0 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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