



5b/14 Loaning Road
Edinburgh
EH7 6JE



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Fourth Floor Flat



accommodation

- Entrance hall
- Corner sitting room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Residents parking
- Communal, secure bike store
- Communal gardens

features

- Unrivalled views east and south
- Neutral decor
- Modern kitchen and bathroom
- Gas central heating
- Double glazing
- Security entry phone
- Lift access

description

Bright and spacious fourth floor flat in a modern development, with unrivalled views down the East Coast to North Berwick and south to Arthur's Seat. This quiet development offers the usual modern amenities including bin and secure bike stores, secure entry, lift and residents parking. The accommodation comprises entrance hall with two good sized storage cupboards, corner sitting room / dining room with views east and south, fitted kitchen with appliances, two double bedrooms with fitted wardrobes and shower room with refurbished white suite incorporating walk in shower with thermostatic shower fitting. The property benefits from gas central heating, double glazing and fresh, neutral decor. The flat has been well maintained by the present owners and it is anticipated to appeal to a wide variety of buyers so early viewing is highly recommended.

The development is managed by Fior Asset & Property and a payment of approximately £115 per month includes stair cleaning and communal lighting, buildings insurance, lift and garden maintenance.



EPC:
B

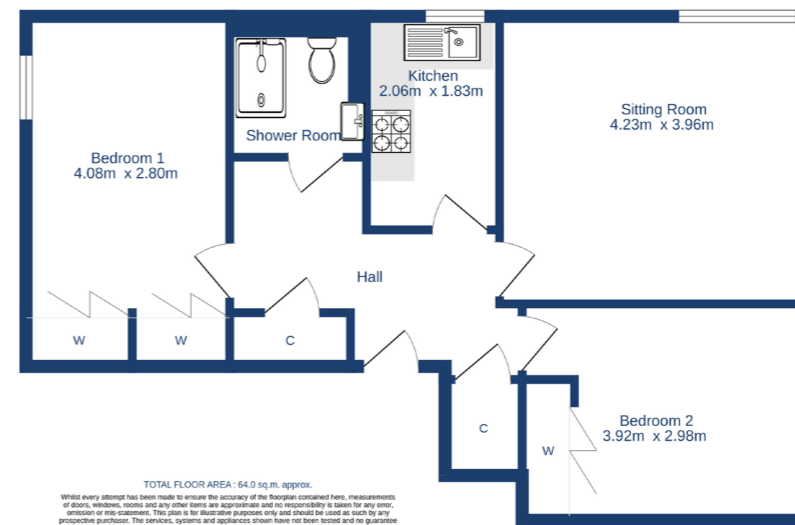


Home Report
Value: £190,000

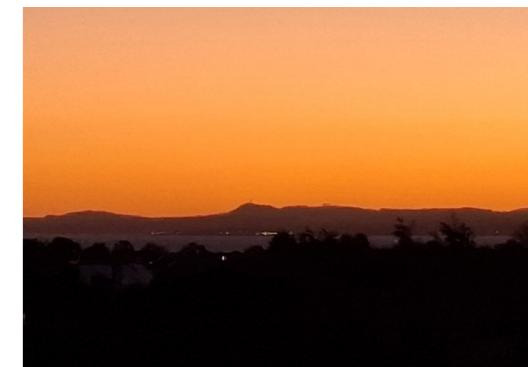
Items to be included in the sale price:
Fitted flooring, ceiling light fittings and
kitchen appliances



Fourth Floor
64.0 sq.m. approx.



TOTAL FLOOR AREA : 64.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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