

cameron stephen

& co.



31/2F4 Duff Street  
Edinburgh  
EH11 2HT



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Second Floor Flat



### accommodation

- Entrance hall
- Sitting room / bedroom
- Dining Kitchen / sitting room
- Bedroom
- Boxroom
- Bathroom

### features

- Sanded & varnished floors
- Neutral decor
- Gas central heating
- Double glazing
- Secure entryphone
- Great location

### description

Exceptionally spacious second floor flat, in an excellent location, within easy walking distance to Haymarket train station and the West End of the City. The flexible accommodation comprises a T-shaped entrance hall with sanded floorboards, spacious twin windowed sitting room (or bedroom 1), excellent dining kitchen (or kitchen/sitting room) with leafy open outlook to the rear and walk in pantry cupboard, double bedroom with sanded floorboards, useful boxroom with shelving and a modern bathroom with white suite and electric shower fitting over the bath. Overall, this is a fabulous first time buyer flat, with flexible accommodation providing a spacious one bedroom or useful two bedroom flat which must be viewed to be fully appreciated.



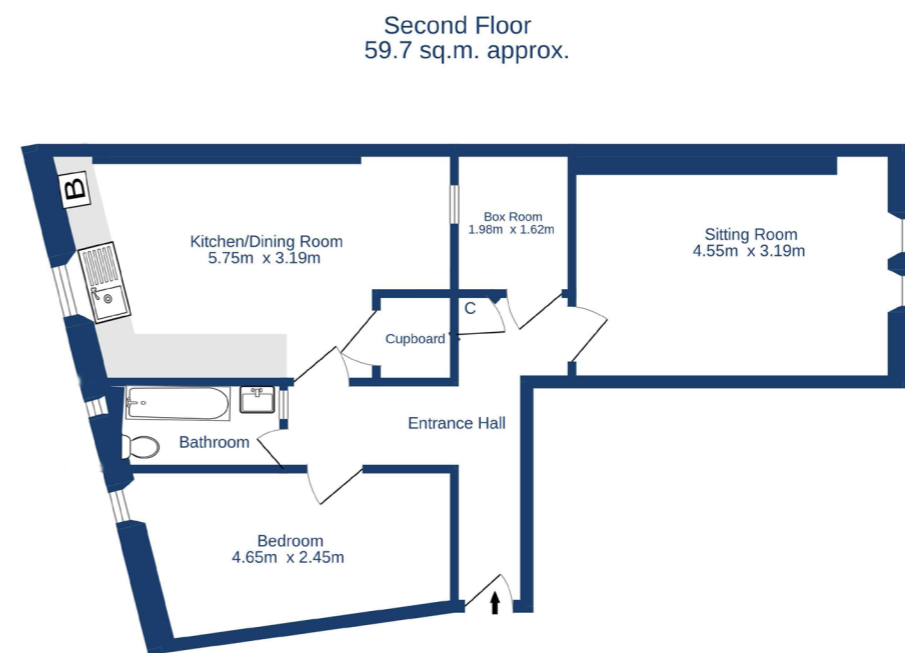
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Home Report  
Value: £220,000

### Items to be included in the sale price:

Kitchen appliances (oven, hob, dishwasher, washing machine and fridge/freezer), ceiling light fittings and king size platform bed frame.



TOTAL FLOOR AREA: 59.7 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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