



cameron stephen

& co.



5/4 Clarice McNab Lane  
Edinburgh  
EH6 5FA



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Second Floor Flat



EPC:  
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Home Report  
Value: £310,000



### accommodation

- Entrance hall
- Open plan sitting room / dining room / kitchen
- Master bedroom with wardrobes & en suite shower
- Second double bedroom
- Bathroom
- Balcony

### features

- Gas central heating
- Triple glazing
- Attic storage space
- Bike Store
- New build 2019
- Security entry system
- Communal garden
- Views over the Water of Leith

### description

Stylish, second floor flat (top) in a modern development on the bank of the Water of Leith. Just a short walk along the Water of Leith to The Shore gives access to the boutique cafes, bars, shops and restaurants. Equally, walking to the west along the Water of Leith Walkway and Cycle Path will take you to Stockbridge and beyond to Colinton & Balerno. The property itself is on the second floor and the accommodation comprises an entrance hall with walk in storage cupboard and utility cupboard housing the washing machine, a fabulous open plan sitting room / dining room / fitted kitchen and south facing balcony, master bedroom with fitted wardrobes and en suite shower room, second double bedroom with fitted wardrobes and bathroom with white suite and thermostatic shower over the bath.

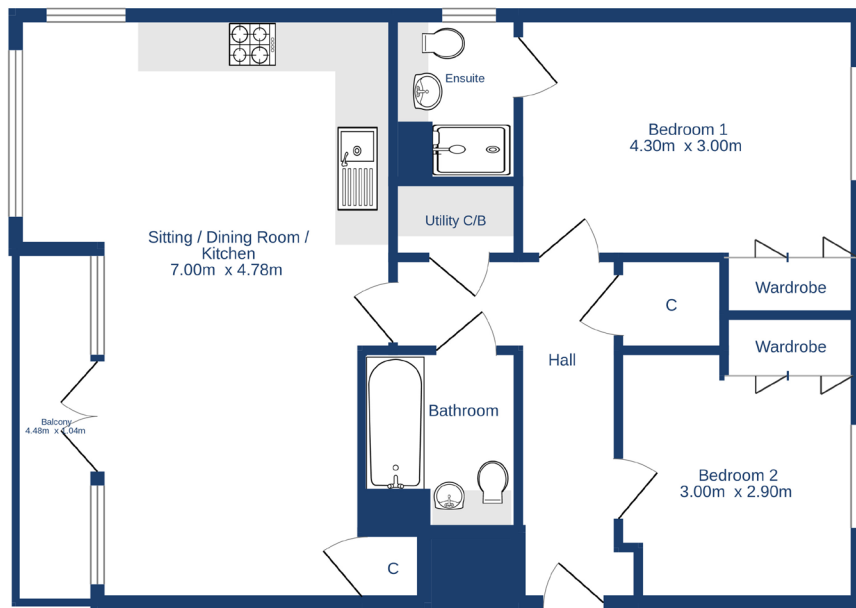
The development is managed by Trinity Factors and a payment of approx. £110 per month includes buildings insurance.







Second Floor  
72.0 sq.m. approx.



TOTAL FLOOR AREA: 72.0 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.

Items to be included in the sale price:  
Fitted flooring, curtains, ceiling light fittings,  
and kitchen appliances (including the washing  
machine). Other items of furniture may be  
available by negotiation.



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