



174/8 St Johns Road
Edinburgh
EH12 8AZ



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Top Floor Flat



accommodation

- Entrance hall
- Sitting room
- Kitchen / dining room
- 2 Double bedrooms
- Bathroom
- Attic

features

- Neutral decor
- Sanded & varnished floors
- Double glazing
- Gas central heating
- Security entry phone
- Communal garden

description

Deceptively spacious second floor flat (Top) in a traditional tenement building in a superb location. Ideally positioned to access the Airport and City-By-Pass which in turn provides access to the Central Motorway Network, as well as the train station at the Gyle. The accommodation comprises entrance hall with storage cupboard and an access hatch to attic space, beautifully bright, south facing sitting room with sanded floor, feature fireplace, press cupboard and window seat with storage below.

The modern dining kitchen has been upgraded to modern cupboards and worktops with appliances and ample space for a dining table. The master bedroom is quietly located to the rear of the building, overlooking the communal gardens, and has a feature period style fireplace, a useful second bedroom with window to the side of the building currently used as a nursery but equally suitable as a double bedroom or home office also with a window seat and storage below. The bathroom has a modern white 3-piece suite with thermostatic shower fitting over the bath.



EPC:
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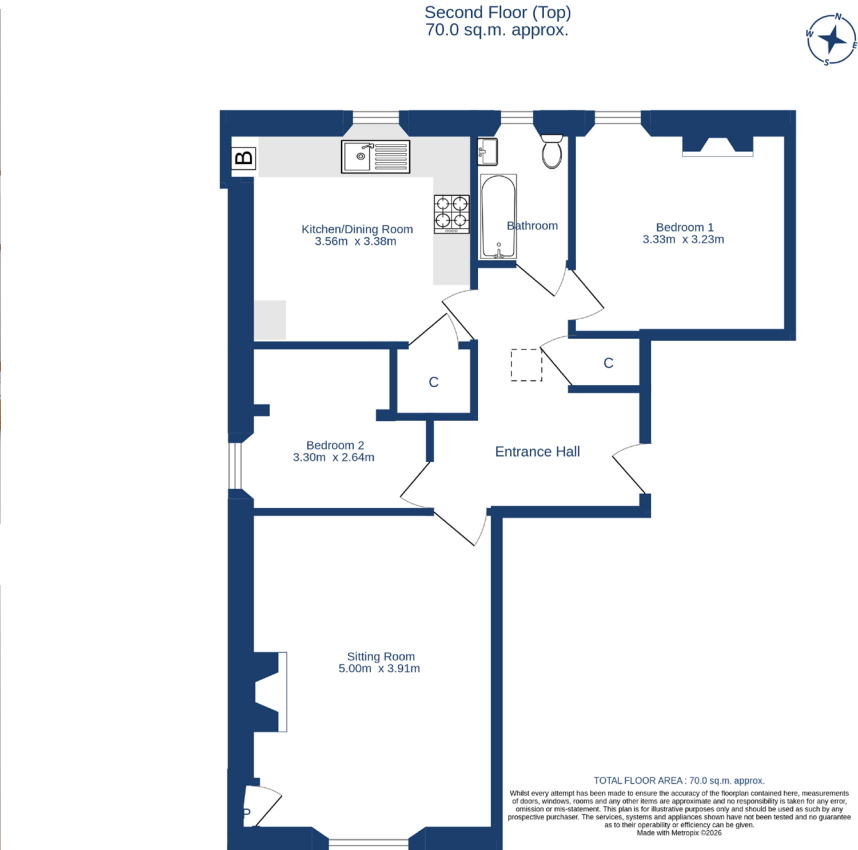
Home Report
Value: £300,000

There is an area of communal garden to the rear of the building. The property benefits from gas central heating, double glazing and a security entry phone system.

This beautifully presented top floor flat is offered for sale in immaculate condition throughout and could be moved into with the greatest of ease, so early viewing is highly recommended.

Items to be included in the sale price:

Fitted floor coverings, blinds, kitchen appliances (oven, hob, extractor hood, washing machine and dishwasher).



espc **espc** CHARTERED FIRM

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