



28 Ladehead
Edinburgh
EH6 5TG



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End terraced house



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- 3 Bedrooms
- Family Bathroom
- Enclosed rear garden
- Single garage

features

- Quiet residential cul-de-sac
- Excellent family home
- Neutral decor
- Move in condition
- Gas central heating
- Double glazing
- Unrestricted on street parking

description

Quietly located at the end of the cul de sac, this beautiful end terraced family home offers the convenience of a City location with the benefit of being tucked away in a little known estate just off Newhaven Road. The accommodation comprises entrance hall with large storage cupboard, sitting room / dining room with patio doors to the rear garden and a fitted kitchen with leafy open outlook to the front.

On the upper floor there are 3 bedrooms (all with storage) and a family bathroom with white suite. There is an enclosed patio garden to the rear with garden shed. The property has a large expanse of communal grounds to the rear and front of the property.



EPC:
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Home Report
Value: £350,000

There is a single garage with the property (1st in the left hand row of garages to the east of the property). Overall this is an exceptional home, which must be viewed to be fully appreciated.

Items to be included in the sale price:
Oven, hob, extractor hood, washing machine and fridge freezer, fitting floor coverings and garden shed. Please note that the sitting room light fittings are specifically excluded from the sale and will be replaced with a pendant prior to entry.

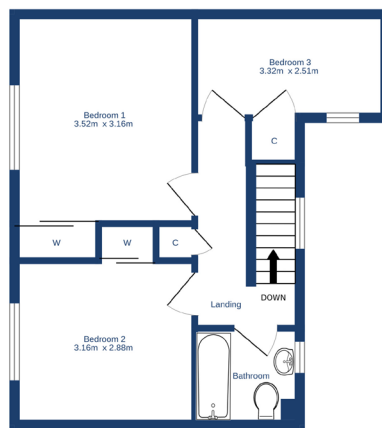
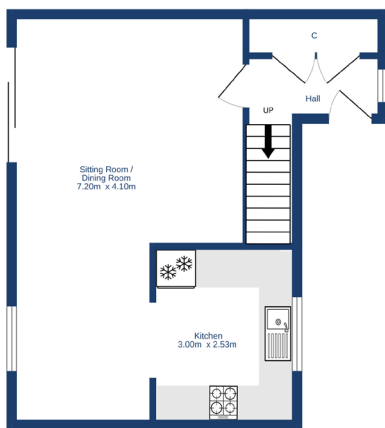
A payment of approx. £60 per year is payable to the gardener of the communal grounds.





Ground Floor
40.0 sq.m. approx.

1st Floor
39.0 sq.m. approx.



TOTAL FLOOR AREA: 79.0 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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