



97/4 East London Street
Edinburgh
EH7 4BF



Second Floor Flat



accommodation

- Sitting room / dining room with balcony off
- Fitted kitchen
- Double bedroom with fitted wardrobes
- Utility cupboard
- Bathroom

features

- Wooden floor
- French doors to balcony
- Open plan living
- Gas central heating
- Double glazing
- Security entryphone
- Allocated parking space

The development is managed by Hacking & Paterson and a quarterly payment of approx £500-700 per quarter is payable and includes the buildings insurance.

description

Fabulous Second floor flat in a modern development, just a short walk from the City Centre and the tram stops at McDonald Road or Picardy Place. Located on the second floor of the building, the accommodation comprises open plan sitting room / dining room with French doors to the balcony and there is a large utility cupboard housing the washing machine/tumble dryer, a good sized fitted kitchen with integrated appliances, double bedroom with two fitted wardrobes and bathroom with white suite, thermostatic shower fitting over the bath and feature integrated storage. The property benefits from gas central heating, double glazing, a security entry phone system and perhaps most importantly, an allocated parking space within the Residents secure car park.



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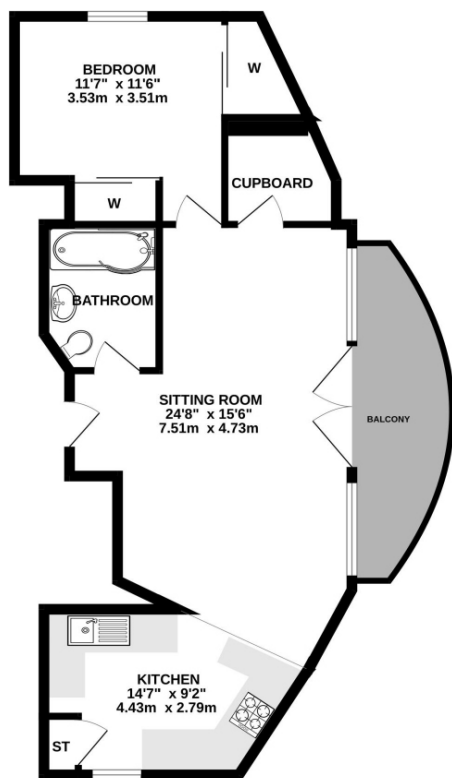


Home Report
Value: £250,000

Overall, this is an excellent first time buyer or buy to let opportunity, offered for sale in move in condition, so early viewing is highly recommended.

Items to be included:

Fitted flooring, curtains, blind, light fittings, kitchen appliances and washing machine/tumble dryer. Other items of furniture can be available on request.



97 EAST LONDON STREET

TOTAL FLOOR AREA : 621 sq ft (57.7 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 for 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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