cameron stephen
& co.



22/2 Margaret Thomson Crescent,
Edinburgh
EH6 7FE

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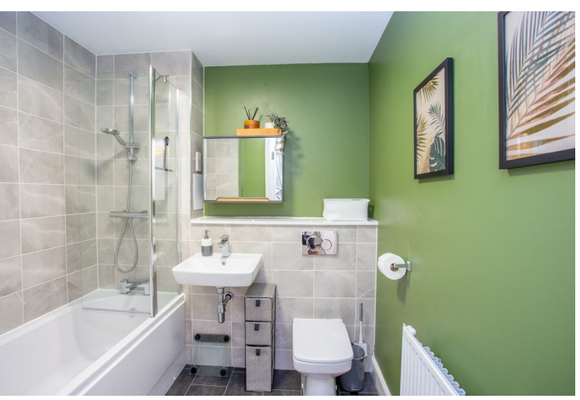
First Floor Flat











accommodation

- Entrance hall
- Open plan sitting room / dining room / fitted kitchen
- Double bedroom
- Bathroom
- Utility Cupboard
- South facing communal roof terrace

features

- Gas central heating
- Double glazing
- Security entry phone
- Lift access
- Communal gardens
- Residents parking
- Stylish accommodation
- Exceptional finishes

description

This beautifully presented first floor, one bedroom flat forms part of the highly sought after Glassworks Development in the heart of Leith. Ideally located for the Tram stop on Constitution Street, as well as regular bus services across the City. Finished to an exceptional standard thoughout, this is a fabulous opportunity to purchase your first home, in true turnkey condition. The accommodation comprises entrance hall with utility cupboard, impressive open plan sitting room / dining room / fitted kitchen with integrated appliances, good sized double bedroom with fitted wardrobes and modern bathroom with white suite and thermostatic shower fitting over the bath.

The development is managed by James Gibb and a payment of approximately £55 per month with quarterly repairs invoices and includes buildings insurance.

EPC:
B

Home Report
Value: £230,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds and integrated kitchen appliances.









First Floor
50.2 sq.m. approx.











TOTAL FLOOR AREA : 50.2 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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