



31 Summerfield Place
Edinburgh
EH6 8BA



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Double Upper Flat



accommodation

- Entrance stair & upper hall
- Bay windowed sitting room
- Dining room
- Fitted kitchen
- Two attic bedrooms
- Bedroom 3 / study
- Bathroom
- Garage

features

- Quiet, sought after location
- Private, enclosed garden
- Single garage
- Gas central heating
- Double glazing
- Neutral decor
- Now requires some upgrading
- Unrestricted on street parking

description

Highly sought after double upper flat in the sought after "Colonies" at Leith Links. The accommodation comprises ground floor entrance stair. On the first floor there is a well proportioned bay windowed sitting room with fire place and decorative cornice, with bedroom 3 / study off, and dining room located to the rear with kitchen off. On the upper floor there are two good sized bedrooms, both with storage and the bathroom with white suite and thermostatic shower fitting over the bath.

There is an enclosed private garden, located to the north of the building and a unique single garage. Overall the property does require some modernisation and upgrading, but provides excellent potential to create a modern, stylish family home. Early viewing is encouraged.

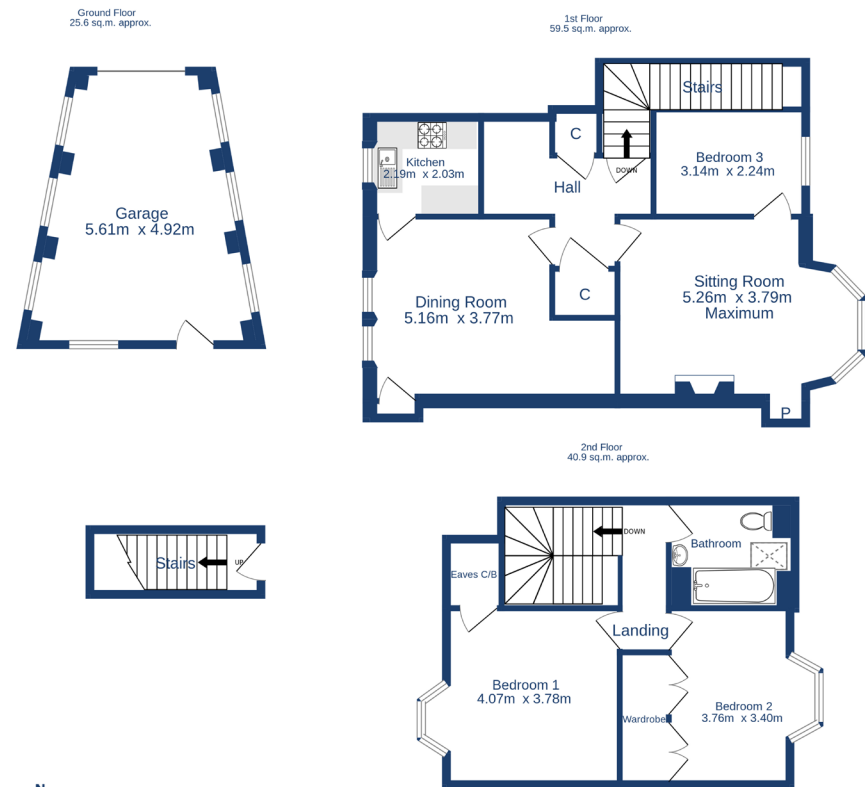


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Home Report
Value: £380,000

Items to be included in the sale price:
Fitted flooring, ceiling light fittings and cooker.



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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