



22 Beechwood Terrace
Edinburgh
EH6 8DE



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Lower Colony
Flat



accommodation

- Entrance vestibule & hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom with wardrobe
- Bedroom 2 / Study
- Bathroom
- Private garden

features

- Sanded floors
- Working shutters
- Gas central heating
- Double glazing
- Large storage cupboard
- Neutral decor
- Ideal starter home

description

Tucked away on a quiet residential street in the sought-after Lochend colonies, this light-filled lower flat seamlessly combines period charm with modern comfort. Beautifully presented in turn-key condition, the home features warm sanded floorboards, traditional working shutters, and crisp neutral decor throughout.

A bright vestibule and reception hall with sanded floors and generous built-in storage. A serene sitting room situated at the rear, complete with sanded floorboards and working shutters. A smartly designed kitchen with an integrated oven, hob, and extractor hood and fridge (with the freezer neatly tucked away in the hall cupboard). A spacious, restful double bedroom with built-in wardrobe and a versatile second bedroom off the sitting room—ideal as a guest bedroom, nursery, or dedicated home office. Stylish white suite featuring a raised sink, a bath with a thermostatic shower overhead and wc.



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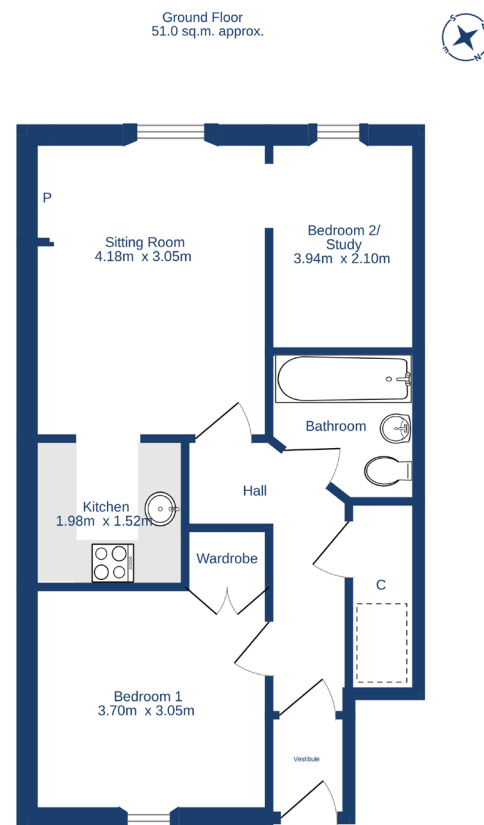
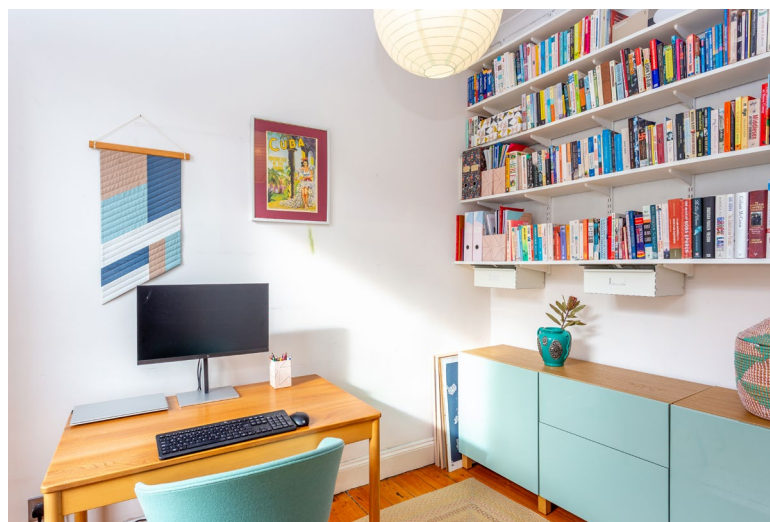
Home Report
Value: £240,000

A delightful, low-maintenance porcelain tiled front garden accented with mature planted borders—perfect for morning coffee or outdoor relaxation.

This turnkey property is a fantastic opportunity for first-time buyers or professionals alike. Early viewing is highly recommended to fully appreciate its unique character and finish.

Items to be included in the sale price:

Kitchen appliances (oven, hob, fridge and freezer), ceiling light fittings



TOTAL FLOOR AREA: 51.0 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 misstatement. 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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