cameron stephen
& co.

5/9 Beaverhall Road,
Edinburgh
EH7 4JQ

1 1 1

Second Floor Flat

accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Double bedroom
- Shower room

features

- Freshly decorated
- New carpeting
- New kitchen
- Electric heating
- Double glazing

description

Bright, south facing second floor flat, which has been freshly decorated, new carpeting and new kitchen. Fabulous location, ideal for walking into the City Centre or via one of the many bus routes accessible from either Broughton or Leith and the tram stop at McDonald Road. Quietly located to the rear of the building, the accommodation comprises entrance hall with storage cupboard, bright sitting room with two shelved press cupboards, new kitchen with utility off, housing the washing machine and fridge/freezer, spacious double bedroom with storage and shower room with white suite and electric shower in the cubicle. The property has electric heating, double glazing, a security entry phone system and a sunny south facing communal rear garden.

EPC:
D

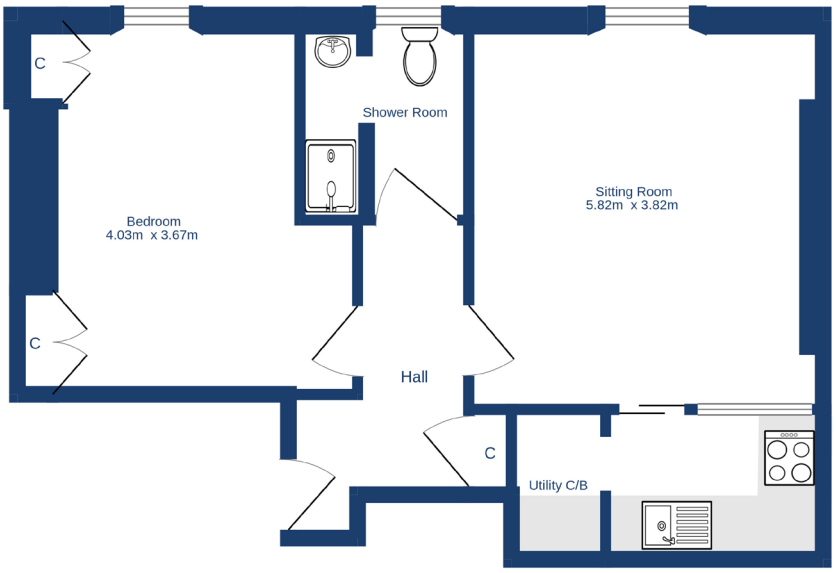
Home Report
Value: £190,000

Overall, this is an ideal first time buyer or buy to let opportunity which could be moved into with the greatest of ease and early viewing is highly recommended.

Items to be included:

Kitchen appliances (washing machine, fridge/freezer, oven, hob & extractor hood, new fitted carpets, curtains and light fittings. All furniture can be available on request.

Second Floor
42.3 sq.m. approx.



TOTAL FLOOR AREA : 42.3 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.
Made with Metropix ©2026

espc CHARTERED FIRM

cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234
property@cameronstephen.co.uk
www.cameronstephen.co.uk