



6/9 Lyne Street
Edinburgh
EH7 5DW



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Second Floor Flat



accommodation

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

features

- Modern kitchen & shower room
- Double glazing
- Security entry phone

description

Second floor flat in a traditional tenement building in a quiet cul-de-sac in Abbeyhill. Now requiring some modernisation and upgrading, yet offering excellent potention to create a fabulous starter flat. Quietly located to the rear of the building, the accommodation comprises entrance hall with walk in storage cupboar housing the hot water tank, sitting room / fitted kitchen with sheved press cupboard and fitted carpet. The kitchen area is fitted with a range of wall and base units, electric hob, oven, integrated fridge/freezer and a washing machine. The double bedroom, also quietly located to the rear of the building has a storagg cupboard, and a modern shower room with electric shower fitting in a corner shower cubicle.



EPC:
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Home Report
Value: £160,000

The property benefits from gas central heating, double glazing and security entry phone. There is a communal garden to the rear. Early viewing is highly recommended.

Items to be included:

Fitted carpets, hob, oven, extractor, fridge/freezer and washing machine.



Second Floor
38.8 sq.m. approx.

