



23/8 Dalgety Street
Edinburgh
EH7 5UN



Third floor Flat



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Double bedroom
- Utility
- Bathroom

features

- Sanded floors
- Simple cornice
- Gas central heating
- Double glazing
- Security entry phone
- Communal garden

description

Bright and spacious top floor flat in a traditional tenement building, in the highly sought after Abbeyhill area of the City. There is an abundance of boutique shops, cafes and bars locally, and there is an excellent bus service just a short walk on London Road. The accommodation comprises entrance hall, sitting room with window to front and sanded floor, modern fitted kitchen, double bedroom with wardrobes and utility cupboard off, and shower room with corner shower cubicle and white 2 piece suite. The property benefits from gas central heating, double glazing, security entry phone system and a communal garden. Overall, this is a superb first time buyer opportunity offered for sale in move in condition.



EPC:
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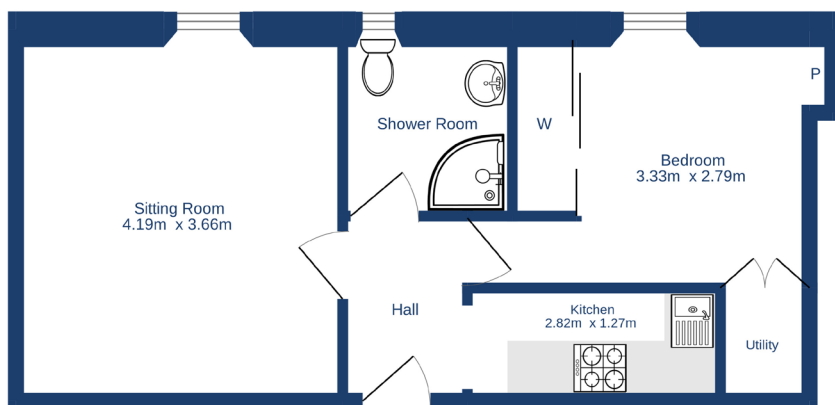
Home Report
Value: £160,000

Items to be included:

Ceiling light fittings, blinds, oven, hob, extractor hood and under counter fridge. Other items may be available by separate negotiation.



Third Floor
38.5 sq.m. approx.



TOTAL FLOOR AREA: 38.5 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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