



65 St. Katharine's Crescent,
Edinburgh
EH16 6PX



Terraced House



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen / dining room
- Rear hall
- Three bedrooms
- Bathroom
- Private garden

features

- Freshly decorated
- New flooring
- Double glazing
- Gas central heating
- New kitchen
- New bathroom
- Unrestricted on street parking
- Excellent location

description

Beautifully presented mid terraced family home, having undergone a programme or refurbishment, now offered for sale in true turnkey condition. The accommodation comprises entrance hall with carpeted staircase to the upper floor, spacious sitting room with window to the front, newly fitted kitchen with a range of wall and base units and ample space for a dining table, overlooking the rear garden, there is a rear hallway with two storage cupboards (one housing the boiler) and a door to the rear garden. On the upper floor there are three good sized bedrooms and a newly fitted bathroom with white suite and electric shower over the bath and an attic, which has new insulation. There is private garden to the front and rear and a leafy open outlook. Overall, this is a fabulous property which must be viewed to be fully appreciated.



EPC:
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Home Report
Value: £235,000

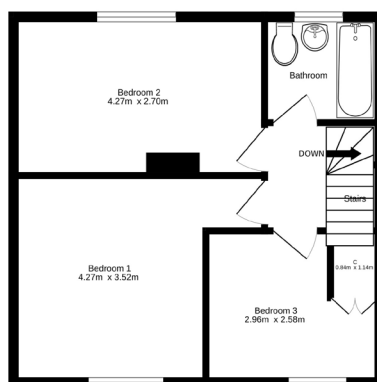
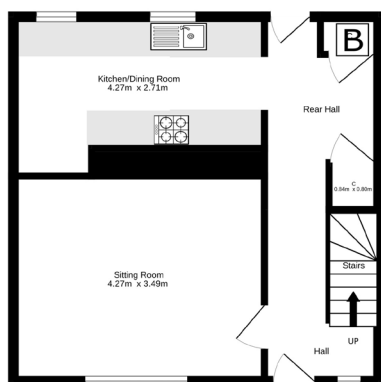
Items to be included:

Fitted carpets, oven, hob, extractor hood and fridge.



Ground Floor
37.2 sq.m. approx.

1st Floor
38.5 sq.m. approx.



TOTAL FLOOR AREA: 75.7 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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