



46/8 Eildon Terrace
Edinburgh
EH3 5LU



2nd Floor Flat



accommodation

- L-Shaped entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Shower room
- Allocated parking space

features

- Gas central heating
- New double glazing
- Security entry phone
- Communal gardens
- Leafy views
- Excellent location

description

Excellent, bright and spacious top floor flat in a modern development with an allocated private parking space, just a short walk to the Royal Botanical Gardens. Easy access into the City Centre as well as boutique shops at Canonmills and Inverleith and beyond. The accommodation comprises a spacious L shaped entrance hall with three storage cupboards, a bright and exceptionally spacious sitting room / dining room with triple aspect to the front, side and rear (in the Autum and Winter the property has unrestricted views across the City's skyline towards Edinburgh Castle and Calton Hill), a fitted kitchen, two double bedrooms both with built in wardrobe storage and a tiled shower room with white two piece suite and corner shower cubicle. Overall, this is an exceptional apartment, which now requires some modernisation and uprading, but offers wonderful potential to create a stunning City Centre apartment.

The development is factored and managed by Trinity Factors. A payment of approximately £100 is payable monthly and covers stair cleaning and lighting and buildings insurance.



EPC:
C



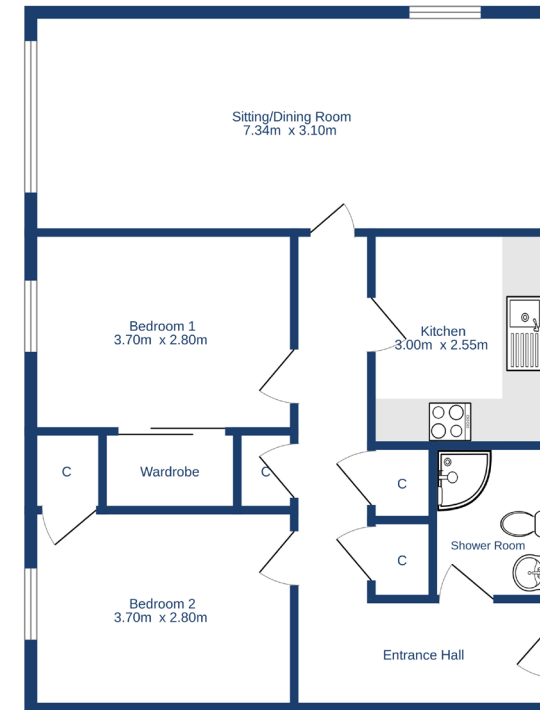
Home Report
Value: £260,000

Items to be included in the sale price:

Fitted floor coverings, ceiling light fittings and kitchen appliances.

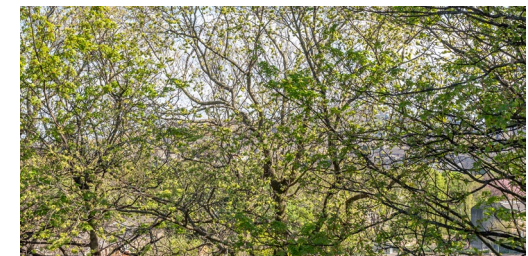


Second Floor
72.6 sq.m. approx.



TOTAL FLOOR AREA: 72.6 sq.m. approx.

While 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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