



5/5 Beaverhall Rd,  
Edinburgh  
EH7 4JQ



First Floor Flat



### accommodation

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

### features

- Gas central heating
- Double glazing
- Security entry phone
- Communal garden
- Feature stonework

### description

Immaculate, first floor flat, quietly located to the rear of the building with a leafy open outlook. This beautifully refurbished flat combines modern convenience with traditional features. The accommodation comprises entrance hall with storage cupboard and sanded floorboards, bright and spacious sitting room with feature exposed brick wall and fireplace with sanded floorboards open plan to modern fitted kitchen with a range of wall and base units and Metro style tiling. There is a useful utility cupboard housing the fridge and washing machine. There is a good sized double bedroom with fitted storage and feature recessed fireplace and a modern shower room with white suite, glass shower cubicle with thermostatic shower fitting and exposed brick all. Overall this is a beautiful apartment, offered for sale in move in condition, which must be viewed to be fully appreciated.



EPC:

C



Home Report

Value: £190,000

### Items to be included in the sale price:

Flooring, ceiling light fittings, blind and integrated kitchen appliances (oven, hob, extractor hood and microwave) and the fridge and washing machine in the utility cupboard.

