



33/13 Water Street,
Edinburgh
EH6 6SZ



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2nd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room /
- Fitted kitchen
- Master bedroom with en suite shower room
- Second double bedroom
- Bathroom

features

- Wooden flooring
- Feature pillars
- Gas central heating
- Double glazing
- Security entry phone
- Lift access
- Communal sun terrace

The development is managed by Charles White and a payment of approximately £140 per month covers cleaning and lighting of communal areas, lift maintenance, buildings insurance etc.

description

Beautiful, B Listed Whisky Bond warehouse conversion in the heart of The Shore, just a few steps from the Water of Leith. Fabulous, spacious accommodation offered for sale in move in condition throughout. The building has well maintained communal areas including the foyer with feature post boxes. The accommodation comprises entrance hall with storage cupboard and wood flooring giving access to all apartments, open plan sitting room / dining room / fitted kitchen with feature pillars, open shelving and wood flooring. The kitchen area has been fitted with a range of wall and base units with integrated appliances, master bedroom with fitted wardrobes and en suite shower room, second double bedroom with fitted wardrobes and bathroom with white suite. The property benefits from gas central heating, double glazing, security entry phone system and a communal sun deck.



EPC:
B



Home Report
Value: £330,000

Items to be included in the sale price:

Fitted flooring, ceiling lights, blinds, integrated kitchen appliances (oven, hob, hood, fridge/freezer, washing machine and dishwasher).



TOTAL FLOOR AREA: 86.7 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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