



19 Claremont Court,
Edinburgh,
EH7 4LA



3rd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room with balcony
- Newly fitted kitchen
- Three bedrooms
- New shower room
- Panoramic views across the City

features

- New kitchen & showerroom fittings
- Gas central heating
- Double glazing
- Laminate flooring
- Private Balcony
- Communal roof terrace & bike store

description

Immaculate, third floor flat in within walking distance of the City Centre and offering panoramic views across the City skyline from Corstorphine Hill and Leith to the front and the East Lothian Coastline and Arthurs Seat to the rear. This is an Iconic C Listed 1960s Building designed by celebrated architect, Sir Basil Spence. The accommodation comprises entrance hall with two storage cupboards and laminate floor; a good sized sitting room / dining room with door to balcony and views north and east, newly fitted kitchen with appliances, three good sized bedrooms and newly fitted shower room with white suite, thermostatic shower fitting within a walk in cubicle. The property benefits from gas central heating and double glazing as well as a communal roof terrace. There is a communal store room in the basement with private secure storage cages large enough to store a bike. This is a lovely flat must be viewed to be fully appreciated.

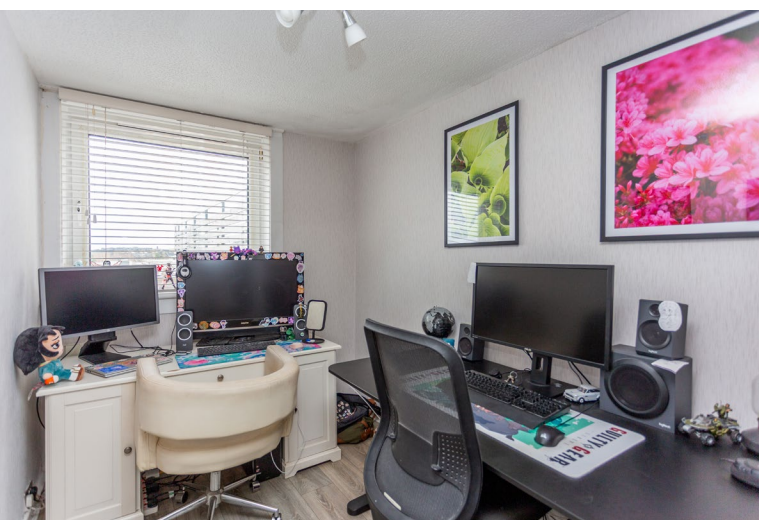
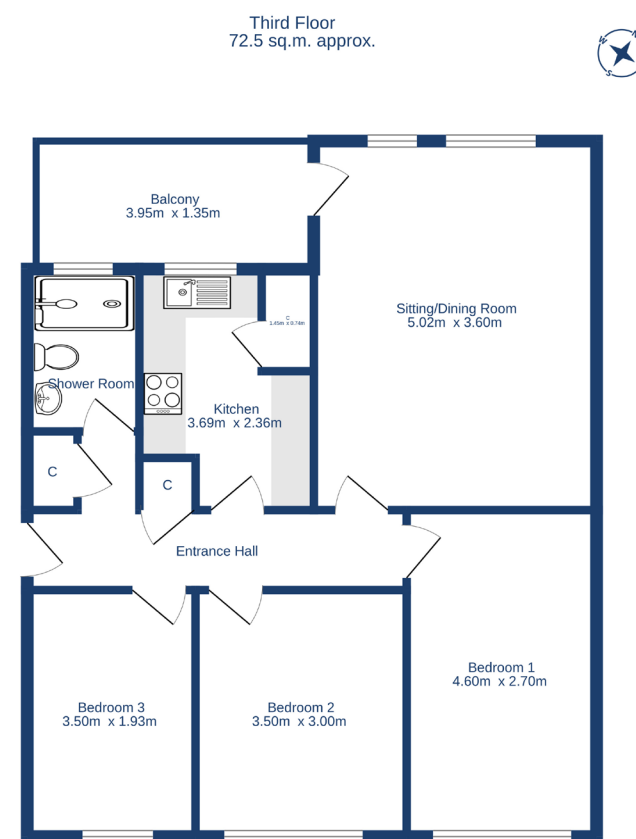


EPC:
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Home Report
Value: £240,000

Items to be included in the sale price:
Kitchen appliances, flooring, light fittings and blinds.



TOTAL FLOOR AREA: 72.5 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 misstatement. 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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