



105/28 Causewayside,
Edinburgh
EH9 1QG



3rd/Top Floor Flat



accommodation

- Entrance hall
- Sitting room / fitted kitchen
- Double bedroom
- Bathroom
- WC

features

- Modern decor
- Security entry phone system
- Gas central heating
- Ideal location
- Perfect first time buyer flat

description

Bright, top (3rd) floor flat in a traditional Edinburgh tenement building in an excellent location. This ideal first time buyer opportunity is quietly located to the side of the building, located on the third floor and accessed via a shared walkway. The accommodation comprises entrance hall, sitting room/dining room with window to the side of the building and views towards the National Library of Scotland, open plan to fitted kitchen, double bedroom with cupboard housing the boiler, and quietly located to the rear of the building, bathroom with white two piece suite and electric shower over the bath and separate wc. The property benefits from gas central heating and security entry phone system. and is offered for sale in first class order throughout so early viewing is highly recommended.



EPC: D



Home Report
Value: £160,000

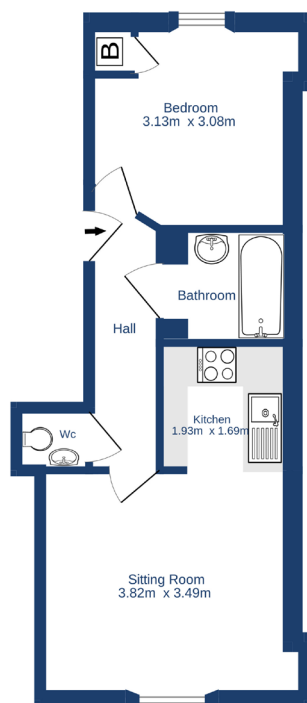


Items to be included:

Fitted carpets and flooring, ceiling light fittings, oven, hob, extractor hood and fridge/freezer. Other items of furniture may be available by negotiation.



Ground Floor
36.0 sq.m. approx.



TOTAL FLOOR AREA: 36.0 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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