



20/1 Southfield Place
Edinburgh
EH15 1LZ



Ground Floor Flat



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Two bedrooms
- Box cupboard
- Shower room
- WC

features

- Laminate flooring
- Double glazing
- Gas central heating
- Security entry phone
- Good storage
- Communal garden
- Popular location

description

Bright and spacious ground floor flat in a traditional tenement building, in the ever popular location of Portobello. Ideal location for commuting into the City or to the East or West via the A1. The accommodation comprises entrance hall, sitting room / dining room with feature fireplace and press cupboard, fitted kitchen with appliances, two bedrooms, one with fitted wardrobes and press cupboard, both quietly located to the rear overlooking the rear garden, shower room with walk in shower cubicle with electric shower fitting and separate WC. There is enclosed communal garden to the rear. The property benefits from gas central heating, double glazing and a security entry phone system. Overall, this is an excellent home, in a great location which must be viewed to be fully appreciated.



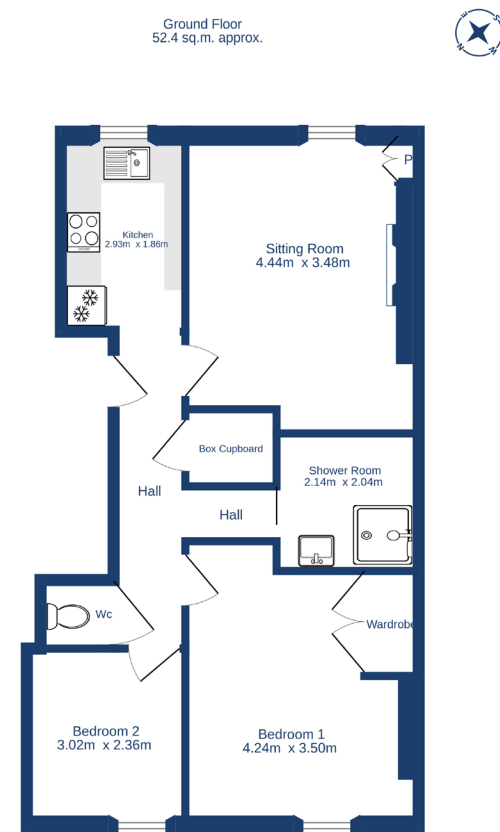
EPC:
C



Home Report
Value: £245,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds, oven, hob, washing machine and fridge/freezer.



TOTAL FLOOR AREA: 52.4 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan CS2023



espc

espc CHARTERED FIRM

cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234 or 07483 361731
property@cameronstephen.co.uk
www.cameronstephen.co.uk
DX 550871 leith