



2/2 Hermitage Park Lea,
Edinburgh
EH6 8DY



First Floor Flat



accommodation

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

features

- Modern decor
- Laminate flooring
- Refitted kitchen
- Gas central heating
- Double glazing
- Security entry phone
- Communal gardens
- Residents parking

description

Charming, first floor flat in a small, modern development, quietly located just a short walk from the beautiful green spaces at Leith Links. The accommodation comprises entrance hall with large storage cupboard, sitting room overlooking the front of the development, refitted modern kitchen, good sized double bedroom with built in wardrobes and modern shower room with white suite and thermostatic shower fitting with multi head shower. The property benefits from gas central heating (new boiler 2023), double glazing, security entry phone system, residents parking and a communal drying area/garden to the rear. This is a stylish first floor flat immaculately presented and early viewing is highly recommended.



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Home Report
Value: £180,000

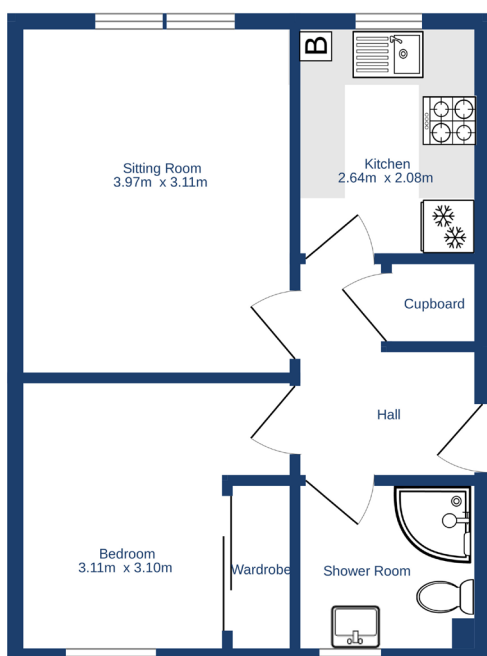
The development is managed by Ross & Liddle and a payment of approximately £85 per month covers buildings insurance, gardening & grounds maintenance, stair cleaning etc.

Items to be included:

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



First Floor
38.0 sq.m. approx.



TOTAL FLOOR AREA : 38.0 sq.m. approx.

Whilst 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 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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