



13/16 Cadiz Street
Edinburgh
EH6 7BJ



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3rd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Box room
- Shower room

features

- Modern decor
- Gas central heating
- Double glazing
- Full fibre broadband connection
- Security entry phone
- Communal courtyard to rear

description

Bright, top floor tenement flat, quietly located to the rear of the building. Excellent location, just a few minutes' walk to the Constitution Street tram stop and the boutique shops, cafes, bars and restaurants that The Shore has to offer. The accommodation comprises entrance hall with storage cupboard, bright sitting room / dining room, fitted kitchen with appliances, double bedroom with fitted wardrobes, large box room / study, and shower room with white suite, feature tiled floor and thermostatic shower fitting. The property benefits from gas central heating, double glazing, and an enclosed communal courtyard / drying area. An ideal starter flat, offered for sale in move-in condition, which must be viewed to be fully appreciated.



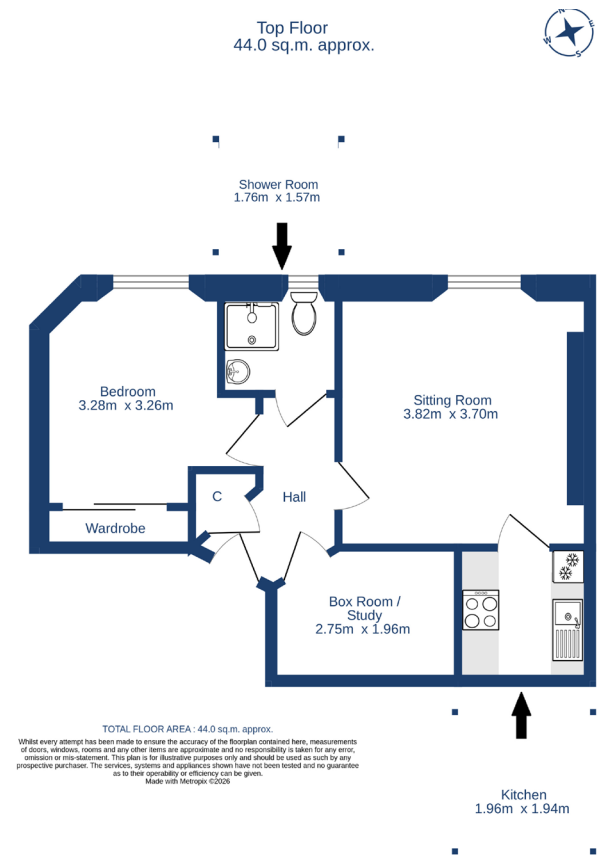
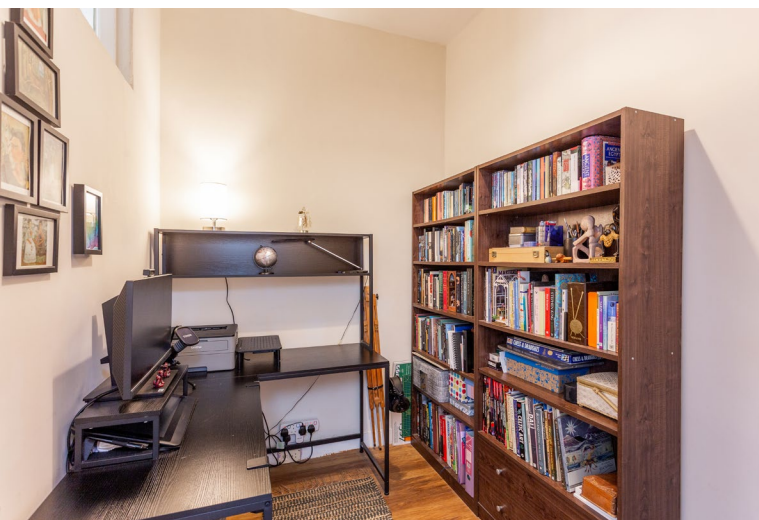
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Home Report
Value: £175,000

Items to be included in the sale price:

The fitted flooring, ceiling and wall lights, shelving, bedroom window blind, fridge/freezer, cooker, washing machine and microwave.



espc **espc** CHARTERED FIRM

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