



5/6 Beaverhall Road
Edinburgh
EH7 4JQ



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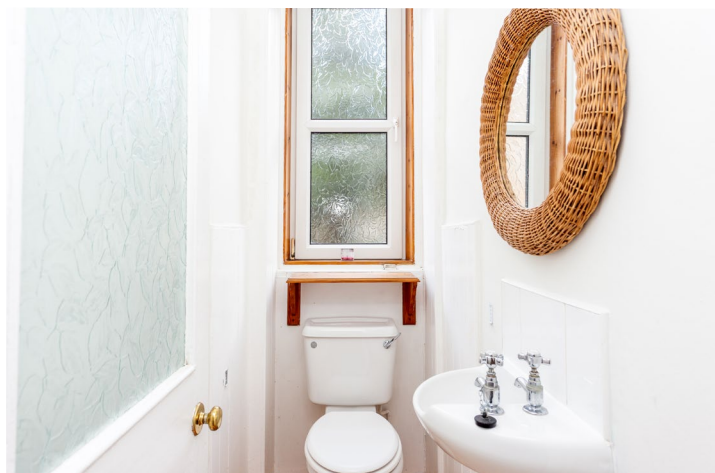
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1st Floor Flat



accommodation

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

features

- Laminate floor
- Gas central heating
- Double glazing
- Security entry phone
- Communal garden

description

Bright, first floor flat in a traditional tenement building, with a well maintained communal rear garden. The property benefits from gas central heating, double glazing and a security entryphone system. The accommodation comprises entrance hall a useful storage cupboard, a bright sitting room open plan to a fitted kitchen with a range of wall and base units and a walk in storage cupboard housing the washing machine, an exceptional sized double bedroom with fitted wardrobes, a wc with white 2 piece suite and a separate bathroom with white two piece suite and an electric shower over the bath. Overall, the property has been freshly decorated and is expected to appeal to a wide variety of buyers so early viewing is highly recommended.



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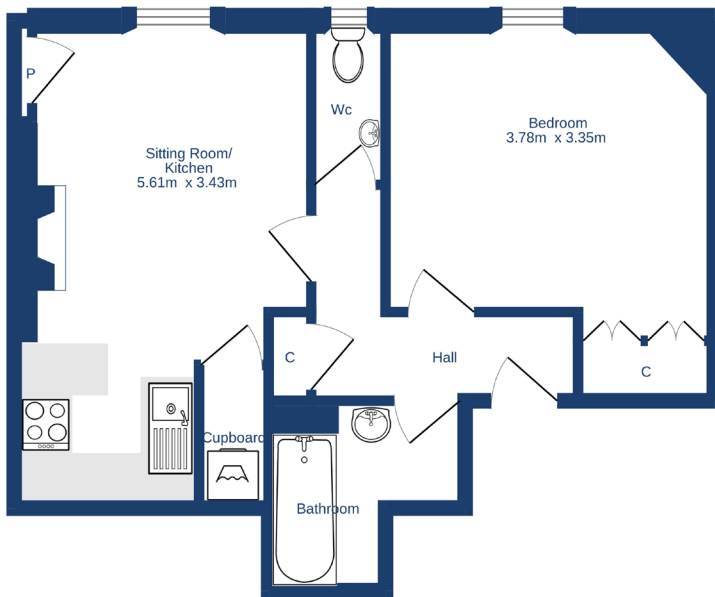
Home Report
Value: £190,000

Items to be included:

Fitted flooring, ceiling light fittings, curtains and kitchen appliances.



First Floor
48.0 sq.m. approx.



TOTAL FLOOR AREA: 48.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the information contained herein, 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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