



13/8 Hawthornvale,
Edinburgh
EH6 4JQ



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Top Floor Flat



accommodation

- Entrance Hall
- Sitting room / fitted kitchen
- Double bedroom
- Bathroom

features

- Gas central heating
- Double glazing
- Security entryphone
- Views towards Fife
- Fresh neutral decor
- Move in condition

description

Bright, top floor flat in a traditional tenement building with views towards Fife. Excellent location, ideally placed for the tram terminal at Newhaven, shopping at Asda and the bars, cafes and restaurants at The Shore. The accommodation comprises entrance hall with storage cupboard, sitting room open plan to fitted kitchen, a good sized double bedroom and bathroom with white suite and electric shower fitting over the bath. The property benefits from gas central heating, double glazing and security entry phone system. There is a communal garden to the rear. Overall, this is an excellent first time buyer flat offered for sale in move in condition which must be viewed to be fully appreciated.



EPC:
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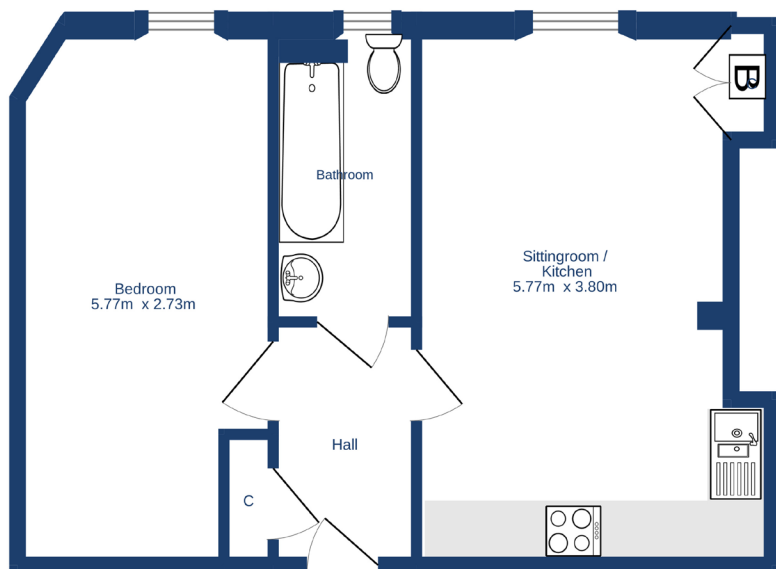
Home Report
Value: £165,000

Items to be included:

Fitted flooring, ceiling light fittings, blinds, cooker, fridge and freezer.



Third Floor
43.0 sq.m. approx.



TOTAL FLOOR AREA: 43.0 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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