



18/12 Stead's Place
Edinburgh
EH6 5DS



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Top Floor Flat



accommodation

- Entrance hall
- Sitting / dining room
- Breakfasting kitchen
- Two double bedrooms with wardrobes
- Bathroom
- Floored attic

NB the development is factored by Ross & Liddell and a payment of approx. £65 per month covers stair cleaning and lighting, gardening and buildings insurance.

features

- Modern development
- Residents parking
- Gas central heating
- Double glazing
- Secure entry system
- Ideal starter home

description

Spacious top floor flat in a quiet modern development, just off Leith Walk. Ideally located for the tram stop at either Foot of the Walk or Balfour Street, as well as the excellent bus services from Leith Walk itself. There is an abundance of boutique shops, cafes, bars and restaurants in the surrounding area, as well as a Tesco and Lidl supermarkets. The accommodation comprises entrance hall with large storage cupboard, bay windowed sitting room, breakfasting kitchen with appliances, two double bedrooms with fitted wardrobes and bathroom with thermostatic shower fitting over the bath. The property benefits from gas central heating, double glazing, a security entryphone system and private Residents parking (owner & visitor permits). Overall this is a fabulous property which must be viewed to be fully appreciated.



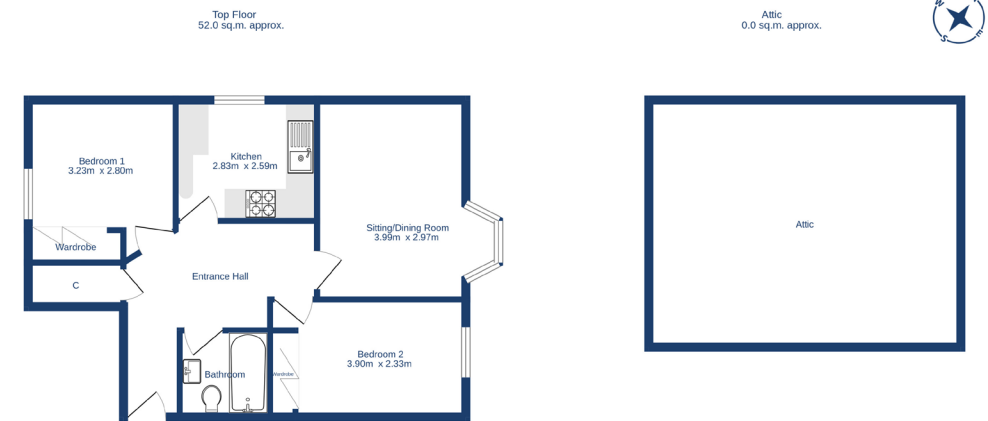
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Home Report
Value: £215,000

Items to be included in the sale price:

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



espc **espc** CHARTERED FIRM

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