

# 10/2 Southfield Loan Edinburgh, EH15 1QR

OFFERS OVER £160,000



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- Quietly located 1950's first floor flat requiring total modernisation
- Living room and separate kitchen
- Two sizeable double bedrooms
- Bathroom
- Own section of garden to rear
- Unrestricted on-street parking
- Excellent bus services and near cycle network
- Large attic space
- EPC D

### Description

This first floor flat is a style of flat which seldom become available in the popular district of Duddingston. It would make an ideal first home for purchasers prepared to undertake renovations. It was brick-built in the 1950's so provides well-proportioned accommodation (57sqm) arranged in a practical layout. The property has a living/dining room, separate kitchen, 2 double bedrooms and a bathroom. The property further benefits from a large attic space.







### Garden

The property has its own section of garden area to the rear.

### Location

This property is located on the east side of this pleasant residential street some 3 miles east of the city centre and only  $\frac{1}{2}$  mile from Portobello. The local amenities are plentiful including "corner" shopping a few minutes walk away (Tesco Extra) or the bustling Portobello High Street (15 mins walk); there is also a Morrisons supermarket just up the road and an Asda 1 mile south. Regular buses pass by travelling into Edinburgh city centre and also out of town to the north & east. There are several parks, golf courses within easy reach and the seafront itself at Portobello & Joppa, only a short distance away. Schools for both primary & secondary children are conveniently located.

### Council Tax and EPC

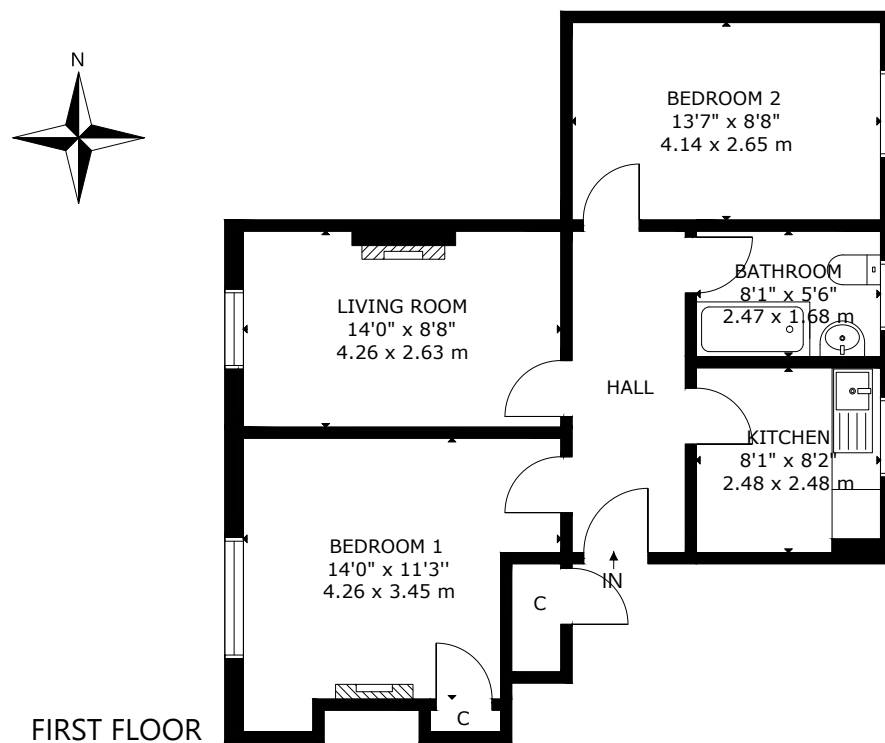
It is in Council Tax band C and has an E-rated Energy Performance Certificate.

### Home Report

The property has been valued at £170,000 which already reflects its current condition and the Home Report is available from the ESPC website.

### Viewing

By appointment with the Agent telephone 0131 229 3399.



10 1F2 SOUTHFIELD LOAN, EDINBURGH, EH15 1QR  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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