





FIRST FLOOR FLAT

- Living Room /Dining Room
- Modern Breakfasting Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Ample Built-In Storage
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- Residents Parking
- Secure Bike Store
- EPC Rating – B



Quietly located and forming part of an attractive established development, this light, airy and generously proportioned first floor flat is situated with the vibrant Shore area of Edinburgh. The property is close to a variety of excellent amenities, bars and restaurants and a short distance to the City Centre. The well-laid out accommodation comprises: secure entry phone system, welcoming hallway, bright living/dining room with French doors to ornamental balcony, modern breakfasting kitchen, large principal bedroom with en-suite shower room, two further good-sized bedrooms (all with built-in storage) and bathroom with shower over bath. The property benefits from well-maintained communal garden grounds, residents' parking, secure bike store, gas central heating and double glazing. All fitted floor coverings, curtains, and all kitchen appliances will be included in the sale but no warranty will be afforded. Items of furniture may be available by separate negotiation.



Timber Bush, EH6 6QH

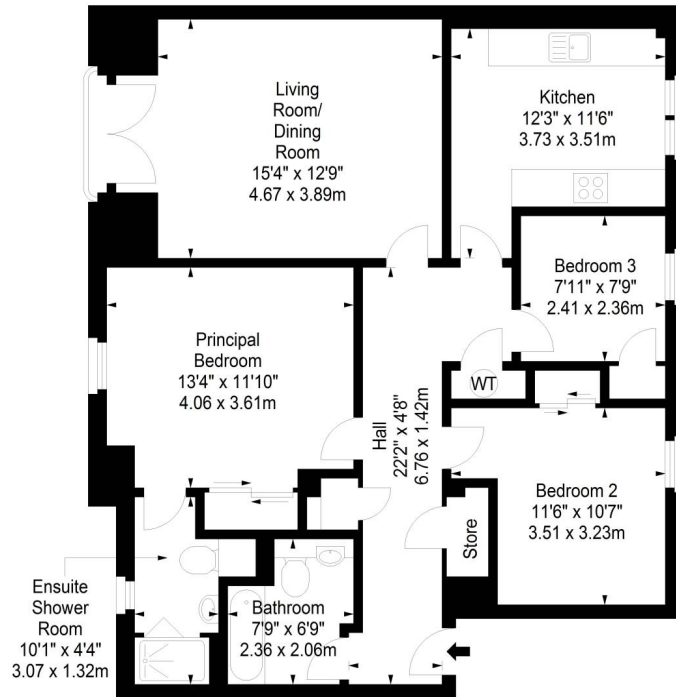


Approx. Gross Internal Area

968 Sq Ft - 89.93 Sq M

For identification only. Not to scale.

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First Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



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