



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

FLAT 4, 16A PRIMROSE TERRACE

SHANDON, EDINBURGH
EH11 1PD



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VIEWINGS: BY APPOINTMENT
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Property Summary

Set on the third/top floor flat of a modern development in Shandon, this one-bedroom flat is brought to market in an immaculate, move-in condition with attractive, neutral décor and contemporary fixtures and fittings. The flat has its own spacious private balcony and an underground allocated parking space, and it is sure to appeal to first-time buyers, professionals, couples, and rental investors. The immediate area is home to excellent amenities and green space, and the heart of the city centre is just over two miles away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Factor: James Gibb, monthly factor fee circa £100

Features

- Third/top-floor flat in Shandon
- Beautifully presented, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming, naturally lit hallway
- Sociable open-plan kitchen/living/dining room with large private balcony
- Spacious double bedroom with large built-in wardrobe
- Stylish bathroom with rainfall shower-over-bath
- Access to landscaped shared gardens
- Allocated parking space
- Gas central heating and double glazing





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*Sociable open-plan kitchen,
living, and dining room with
private balcony*

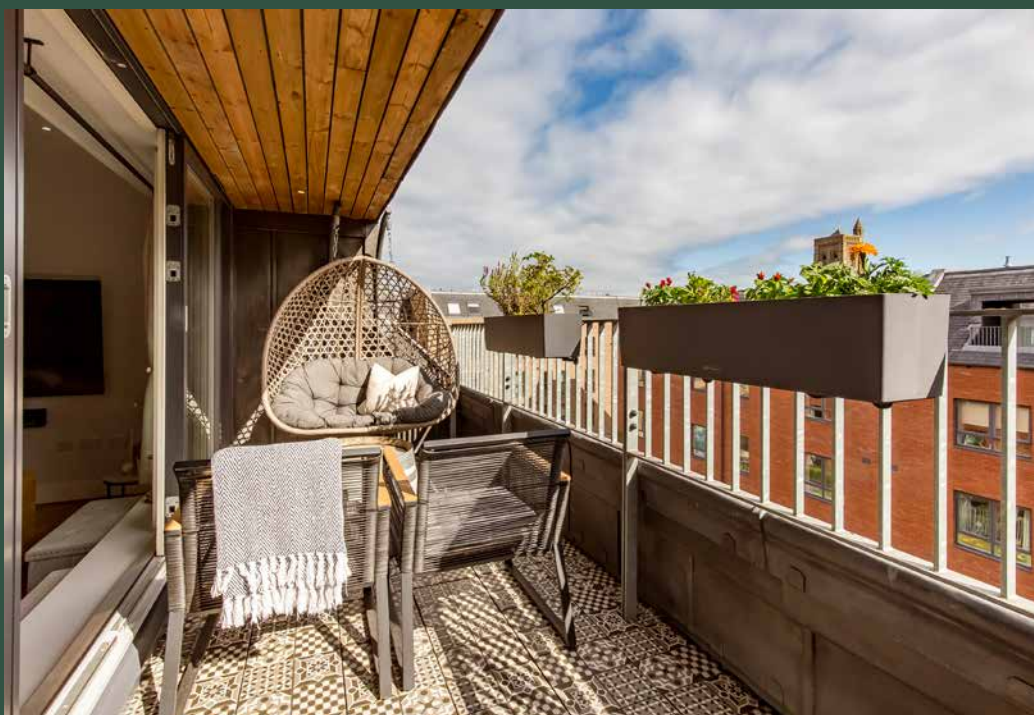






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The flat has its own private balcony, access to landscaped shared gardens, and an allocated parking space







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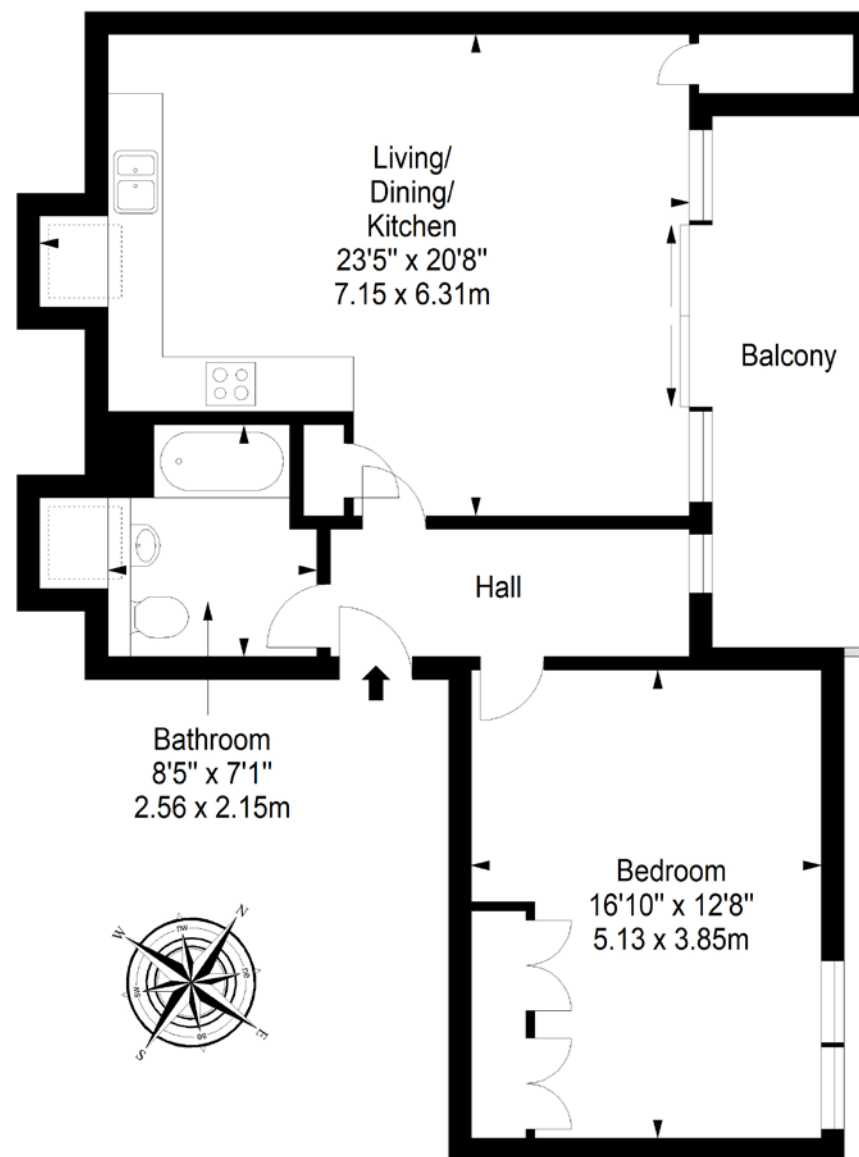


DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Third Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)