



2 Adit Place
Edinburgh, EH6 6LU



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Please contact us for
more information:

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Summary

Immaculately presented in a true move-in condition, with contemporary fixtures and fittings and pristine, tasteful décor throughout, this three-bedroom semi-detached house is sure to appeal to a wealth of buyers and is situated within an attractive, modern development in South Edinburgh. Nearby amenities include shops for everyday essentials, as well as Stration Retail Park which is a short drive away, schools at primary and secondary levels, fitness and leisure facilities, transport links across the city, and a wealth of green space.



Features

- Semi-detached house within a modern development in South Edinburgh
- Immaculately presented, contemporary interiors
- Welcoming entrance hall
- Good-sized, elegant living room
- Attractive dining kitchen with garden access and utility room (with a W/C)
- Three well-proportioned double bedrooms (one with a built-in wardrobe)
- One en-suite shower room
- Stylish family bathroom with shower-over-bath
- Pristine, landscaped rear garden with lawn and patio
- Integral single garage and double driveway
- Gas central heating and double glazing



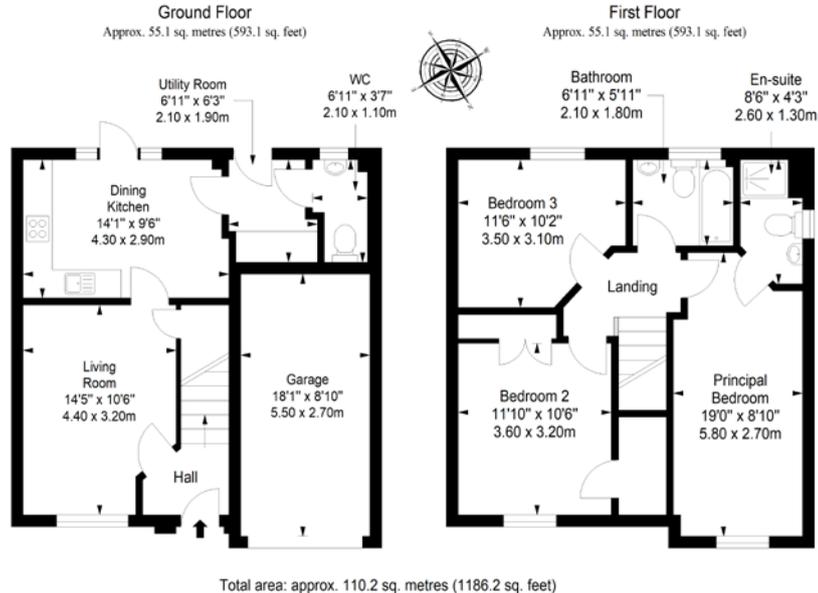








Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
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Glasgow

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0141 483 8325
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ēspc rightmove  Zoopla.co.uk

EPC Rating - B | Council tax band - E | Home report Value - £320,000

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

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.