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7 Glenogle House

Stockbridge, Edinburgh EH3 5HR



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Property Summary

Set in sought-after Stockbridge, within strolling distance of the High Street, the Water of Leith walkway and a wealth of excellent amenities, this one-bedroom main-door ground-floor flat is sure to appeal to many buyers, including city professionals, couples and rental investors. The flat comprises a south-facing living room with a stove, a dining kitchen with fitted units and space for seated dining, a double bedroom with storage space and a modern shower room. Outside, the property comes with on-street parking and a sunny, enclosed front garden with outdoor seating space.

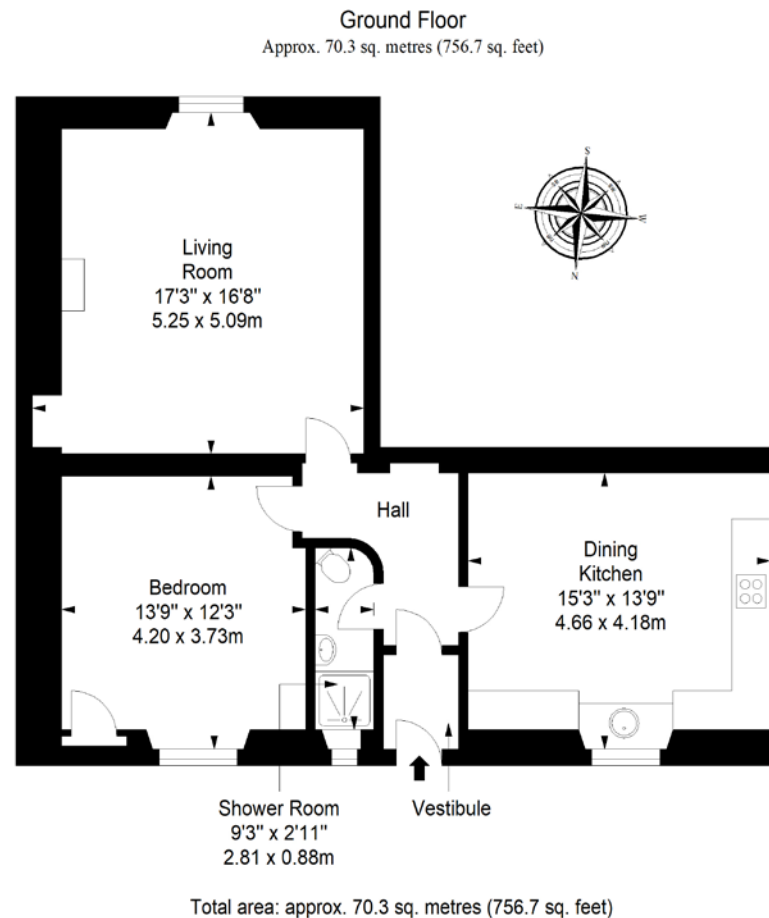
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Ground-floor flat in Stockbridge
- Part of a traditional tenement building
- Private main entrance
- Attractive, modern interiors
- Entrance vestibule and hall
- Sunny living room with fireplace
- Dining kitchen with Belfast sink
- Spacious double bedroom with press
- Modern shower room
- Private front garden
- On-street parking
- Gas central heating and traditional windows
- EPC - D



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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