

48/2 NORTH FORT STREET
LEITH, EDINBURGH, EH6 4HW

CURRAN & CO
PROPERTY



48/2 NORTH FORT STREET
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OFFERS OVER £145,000



'48/2 North Fort Street is a charming ground floor flat, forming part of an established residential development situated on a quiet cobbled street'

- Established Residential Development
- Living / Dining Room
- Modern Kitchen
- Spacious Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Residents Parking
- Move-in Condition Throughout



Description

48/2 North Fort Street is a charming one bedroom ground floor flat, forming part of an established residential development situated on a quiet cobbled street. The property is of move-in condition throughout and is ideally positioned to take advantage of Leith's wide array of amenities and excellent transport links.

Entered through the well-maintained communal foyer via a secure door entry system, the accommodation comprises: welcoming entrance hall with storage cupboard; spacious living room with an alcove, ideal for a dining or home office space; modern kitchen with base and wall-mounted units,

solid wood work surfaces, integrated electric oven, stainless steel gas hob and glass extractor hood; generously proportioned double bedroom with fitted mirrored wardrobes; and tiled bathroom with shower over the bath and heated chrome towel rail.

Further benefits of this property include gas central heating via a Worcester combi boiler, double glazing and fresh and neutral décor throughout.

Externally there is a resident's carpark to the rear of the property with ample unallocated spaces, and manicured communal grounds.

Extras

Extras to be included in the sale are all floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.





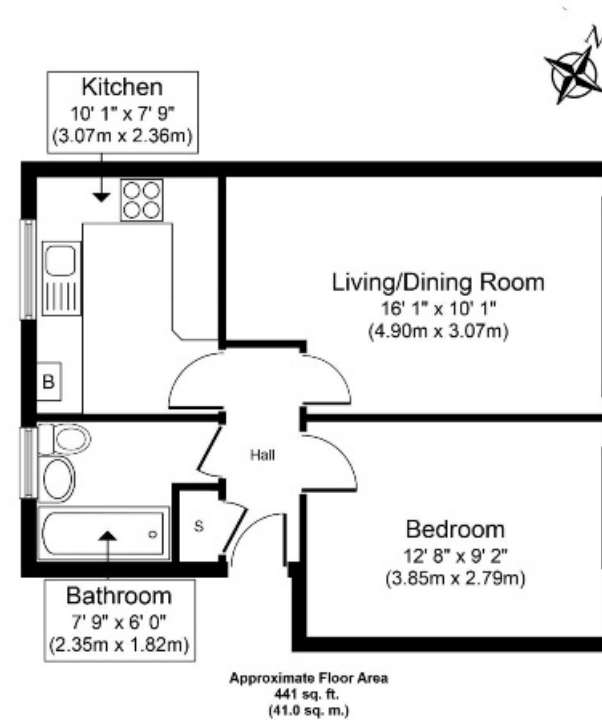
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.