

4 (2F3) TAYLOR PLACE
ABBEYHILL, EDINBURGH, EH7 5TQ

CURRAN & CO
PROPERTY



4 (2F3) TAYLOR PLACE ABBNEYHILL, EDINBURGH, EH7 5TQ

OFFERS OVER £145,000



'4 (3F2) Taylor Place is a well-presented, bright and spacious one-bedroom top floor flat, forming part of a traditional tenement building'

- Bright & Airy Top Floor Flat of Move-in Condition
- Traditional Tenement Close to City Centre
- Living Room & Modern Kitchen
- Spacious Double Bedroom with Walk-in Cupboard
- Contemporary Bathroom with Shower Over Bath
- Gas Central Heating & Double Glazing
- Shared Rear Garden & Zoned Permit Parking
- Ideal First Time Buy or Investment



Description

4 (3F2) Taylor Place is a well-presented, bright and spacious one-bedroom top floor flat, forming part of a traditional tenement building. An ideal first-time purchase, the property is located in the popular Abbeyhill area, with a wide array of local amenities and easy access to the nearby city centre and Holyrood Park.

Entered through the exceptionally well-maintained communal stair, the accommodation comprises: entrance hall with storage cupboard off; living room with pleasant views; modern fitted kitchen, which is semi-open

plan to the living room and features base and wall-mounted units; spacious double bedroom with walk-in-size storage cupboard; and contemporary bathroom with electric shower over the bath and glass shower screen.

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

Externally, there is a shared rear garden and zoned permit parking available to the front of the building.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band A.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







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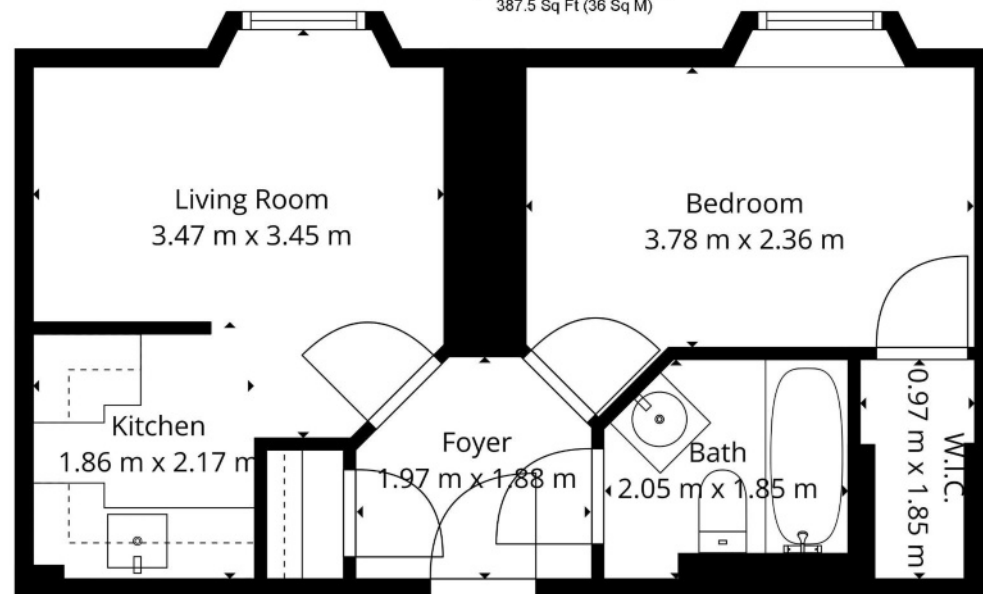
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**4 (2F3) Taylor Place
Edinburgh, EH7 5TQ**



Approx Gross Internal Area:
387.5 Sq Ft (36 Sq M)



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.