

**3/4 Whyte Place
EDINBURGH EH7 5TA**

Offers Over £100,000

- Large living/dining room with Juliet balcony
- Kitchen fitted with a range of floor and wall mounted units
- Two double bedrooms both with built in wardrobes
- Bathroom fitted with three-piece suite
- Gas central heating and double glazing throughout
- Residents permit parking



1



2



1



EPC B



Flat

Blair Cadell are delighted to bring to market this two bedroom flat superbly located for swift access to the city centre. This is a 50% share of the property with Link Housing owning the remaining 50%.

The accommodation comprises of a large living/dining room with a Juliet balcony flooding the room with natural light. Kitchen fitted with a range of floor and wall mounted units. Two generous double bedrooms both with built in wardrobes. Bathroom fitted with three-piece suite and electric shower over the bath. The hallway features two cupboards offering additional storage space. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal gardens and residents permit parking is readily available.*No warranties given for systems or appliances, strictly sold as seen*

For the 50% that will continue to be owned by Link, the monthly rent is £234.75, and there is a quarterly factoring charge of approximately £65. 50% of the property is owned by The Link housing association and an application to them should be made, prior to submitting an offer for the property. A monthly rent is payable to them of approximately £234.75 per month and there is a quarterly factoring charge of approximately £65 in addition to any personal mortgage payment. For additional information and an application form, please contact Link Housing on 01324 417155 or email sharedownership@curb.scot. All prospective purchasers must be approved by Link Housing before submitting any offer.

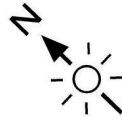
The property is well positioned to take advantage of an excellent range of popular cafes and shopping outlets in the vicinity. Meadowbank Retail Park is just a few minutes' walk away, with a selection of supermarkets and shops. The recently opened Meadowbank Sports Centre provides excellent leisure and recreational facilities, and Arthur's Seat and Holyrood Park are on the doorstep. A short bus ride takes you to Princes Street and the city centre, where an extensive choice of leisure and recreational facilities can be found. An efficient public transport network operates to most parts of the town and surrounding areas, with Waverley train station very accessible by a short bus journey. Portobello beach and beautiful East Lothian, the city bypass and main motorway networks are also within easy reach, making it perfect for commuters.

Viewing by appointment on 0131 337 1800

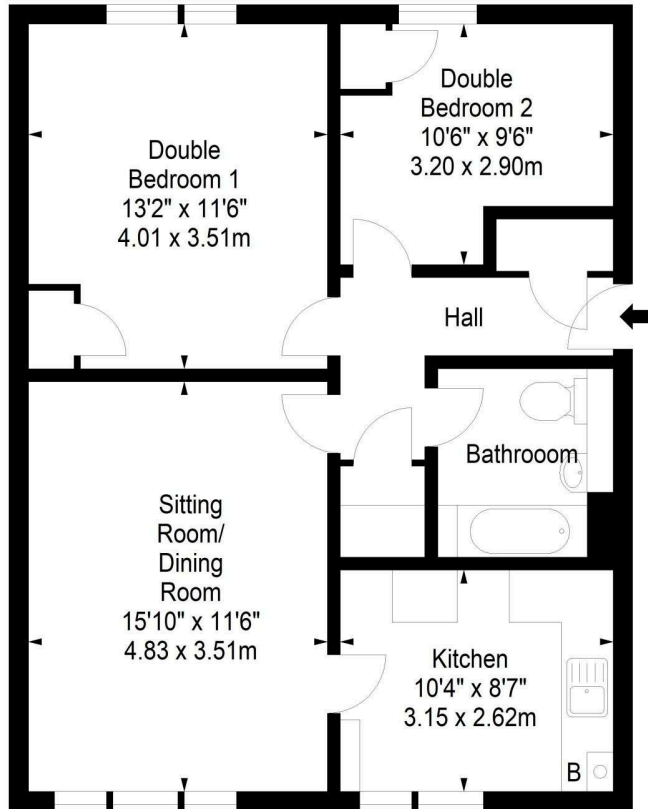




**Whyte Place,
Lower London Road,
Edinburgh, EH7 5TA**



Approx. Gross Internal Area
664 Sq Ft - 61.69 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

