



187 Vexhim Park
Edinburgh, EH15 3SG

A

"Vexhim Park is a well presented end terraced house, occupying an enviable corner plot situated in the popular district of The Jewel"

- ENTRANCE VESTIBULE
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DOUBLE DRIVEWAY
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

The property has access to a good public transport service and the road links are also good with easy access to the city centre, A1 and city bypass. The area has a superb range of amenities including Asda Hypermarket and Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, both just a short walk away. The property is close to the seaside towns of Portobello and Musselburgh, both with a comprehensive range of amenities, including a variety of specialist shops, supermarkets, banking, building society and Post Office services, a variety of bars and restaurants and a range of leisure pursuits from beaches, riverside walks to sailing, fishing, Musselburgh Race Course and there are a variety of golf courses and numerous fitness opportunities with an excellent choice of private health clubs and public sports/swim centres in the area. Schooling is well represented in the area.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

DESCRIPTION

Vexhim Park is a well presented two bedroom end terraced house, occupying an enviable corner plot situated in the highly popular district of The Jewel.

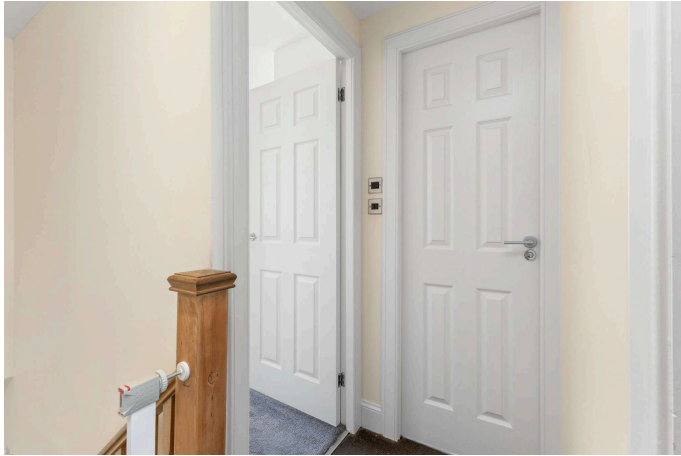
The accommodation comprises: entrance vestibule; bright and spacious living room with twin windows and space for dining table and chairs; well equipped rear facing kitchen with access to enclosed garden; stair to upper landing with attic hatch; front facing double bedroom 1 with built-in mirrored wardrobe; rear facing double bedroom 2 with cupboard off and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; generous front garden laid to lawn with mature shrubs and double driveway; private, enclosed rear garden with artificial grass and patio area; excellent local amenities and great transport links.

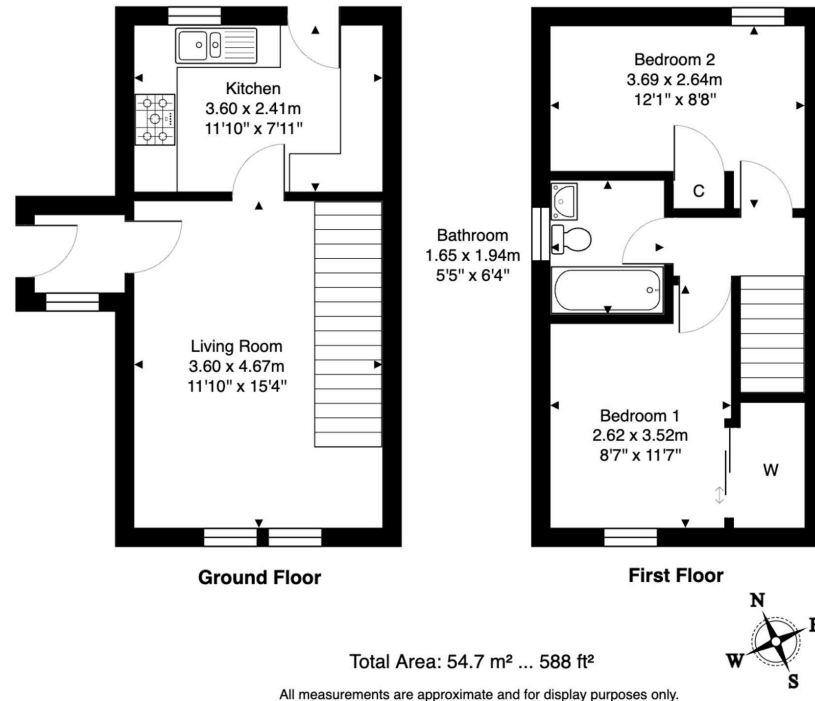
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

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zoopla

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