

67/I Park Avenue
Edinburgh, EH15 1JP

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"67/1 Park Avenue is a most impressive and unique first floor flat in a sought after residential area east of the city."

- STAIRWELL
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING
- COMMUNAL LANDSCAPED GARDEN





LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

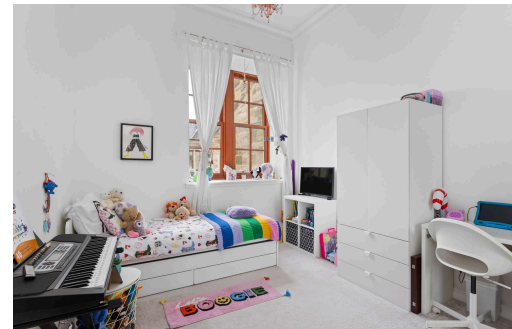
The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

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



DESCRIPTION

67/1 Park Avenue is a most impressive and unique first floor flat in a sought after residential area east of the city. The property which is accessed via a well maintained communal entrance hall and stair benefits from high ceilings and an abundance of natural daylight.

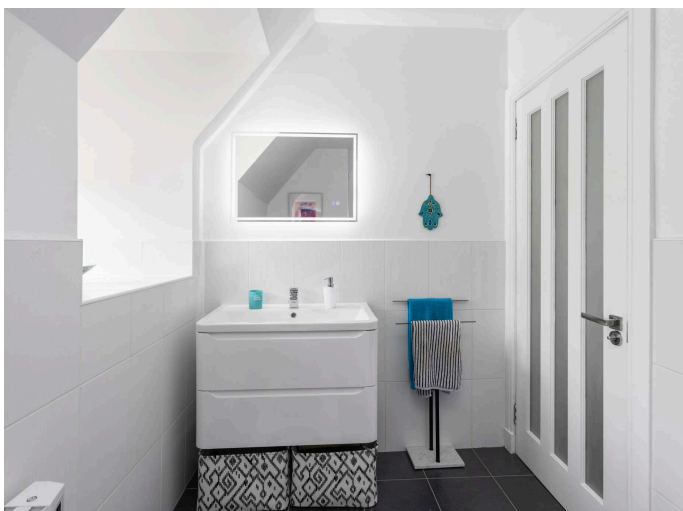
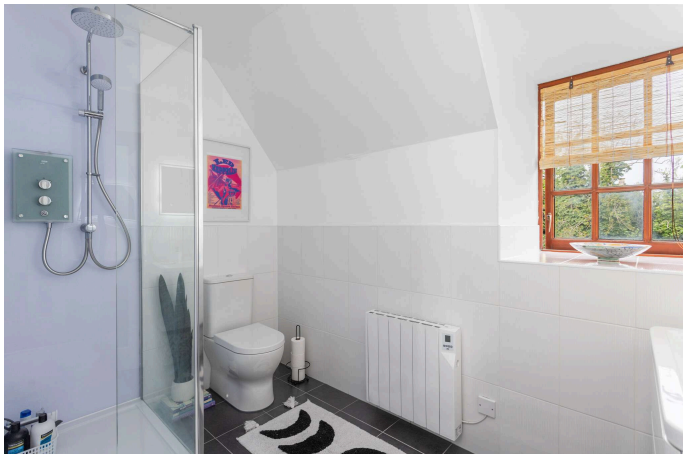
The accommodation which is in move in condition comprises: hall with storage cupboard and access to loft; bright and spacious living room with feature fire place; dining room, superb kitchen/dining room with integrated oven, hob and extractor hood and ample room for a large dining table; 2 double bedrooms both with built-in wardrobes and storage above and shower room.

Further benefits include electric heating, double glazing, attractive landscaped gardens and an allocated parking space.

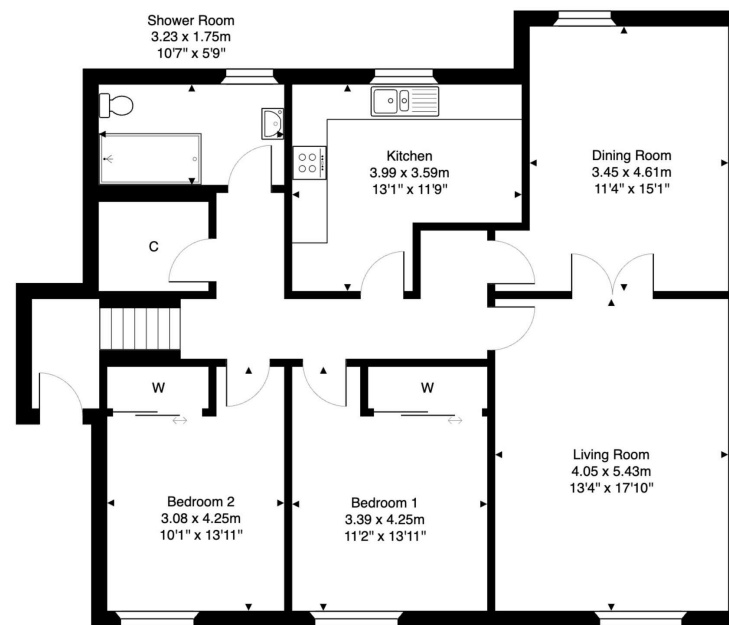
EPC RATING

The energy efficiency rating for this property is band E.

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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First Floor

Total Area: 105.5 m² ... 1136 ft²

All measurements are approximate and for display purposes only.



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