









Spacious end terraced villa situated within a popular and established residential area located on the north east side of the city approximately two and a half miles from the City Centre. There are good local shops nearby with a wider range available at both Portobello and Leith. The Ocean Terminal shopping complex, with cinema, is also within easy reach. Regular bus services run close by giving quick and easy access to the City Centre and surrounding areas and the city bypass and A1 are also easily accessible.

Internally the property would now benefit from modernisation and upgrading but has great potential. The property benefits from gas central heating, double glazing and good storage facilities.

All fitted carpets and blinds are included in the sale together with the kitchen appliances. Other items may be available through separate negotiation.

A driveway provides off-street parking and leads to a single garage with up and over door, power and light.

Private garden to front and enclosed garden to rear.

## PROPERTY DETAILS

- Entrance Hall with staircase to upper floor. Large under stair storage cupboard.
- Spacious Lounge / Dining Room with twin windows to rear overlooking garden. Feature wall mounted gas fire. Space for dining table and chairs.
- Master Bedroom / Family Room with bay window to front.
- Fitted Kitchen with matching wall and base units. The freestanding gas cooker is included in the sale together with the washing machine. Cupboard housing fridge / freezer which is also included in the sale. Ample work surfaces with stainless steel sink with drainer and breakfast bar. Clothes pulley. Wall mounted central heating boiler. Window to rear overlooking garden.

# Upper Floor

- Landing with window to side. Attic access hatch.
- Large Double Bedroom with window to front. Built in wardrobe with additional cupboards above.
- Second good-sized Double Bedroom with window to rear.
   Access to eaves storage area.
- Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Mirror. Frosted window to rear.











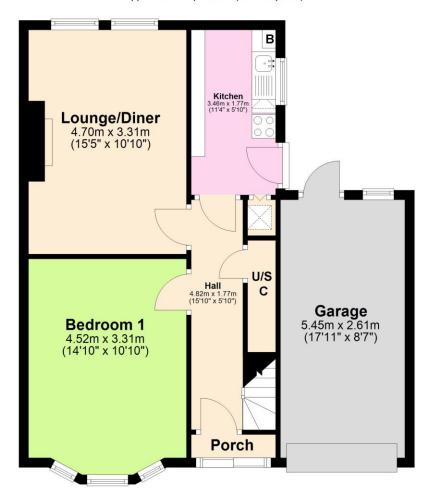






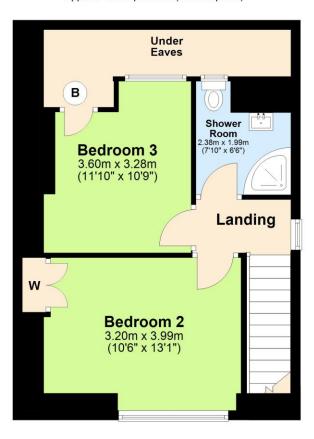
### **Ground Floor**

Approx. 61.8 sq. metres (665.5 sq. feet)



#### **First Floor**

Approx. 45.2 sq. metres (486.4 sq. feet)



#### Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

\* Please contact us for a free consultation or valuation



