



Immaculate, with superb views

Two-bedroom, top floor flat



This immaculate, two-bedroom, top floor flat is situated in a quiet development in the desirable Shandon area of Edinburgh, close to excellent shops and transport links. This property has been very nicely decorated throughout in neutral colours, has a mix of hard flooring and carpets and attractive curtains and blinds, offering a property in true walk-in condition, with all furniture being included, ideal for a professional couple or an investment opportunity. The accommodation consists of a communal entrance, with secure entry system, a hallway with good storage, a particularly nice dining lounge, with a bay window, with Juliet balcony, and superb views across Edinburgh. The breakfasting kitchen is very smart, with a good range of modern fitted units, appliances, a breakfast bar and stunning views. The master bedroom has a lovely outlook to the landscaped grounds, a fitted wardrobe and a very nice ensuite shower room. There is a further double bedroom, with the same attractive outlook and a fitted wardrobe, a box room, ideal as a home office and a modern, family bathroom. There are well kept communal grounds, with mature planting, recycling and bin stores and residents allocated parking.

Key Features

- Communal entrance
- Hall, with storage
- Dining lounge
- Breakfasting kitchen
- Master bedroom, with en-suite
- Double bedroom
- Bathroom
- Box room/home office
- Gas central heating and double glazing
- Bin/recycling store
- Allocated residents parking
- Factored by Trinity Factors - approx.

£1487 annually, £124 per month which includes:

communal cleaning and grounds, electricity, general repairs, buildings insurance, ground maintenance and pest control



Shandon

The property is located in the popular area of Shandon, which lies a short distance to the south west of Edinburgh's city centre. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Only a short distance from the property there is local specialist shopping, a bank, Post Office and restaurant. Further shopping including a Tesco supermarket at Colinton Mains, Sainsbury's at Murrayfield and Asda, Aldi and M & S Food at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. There are good public schools in the area including Craiglockhart Primary School and Tynecastle Secondary. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine, and all furniture included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

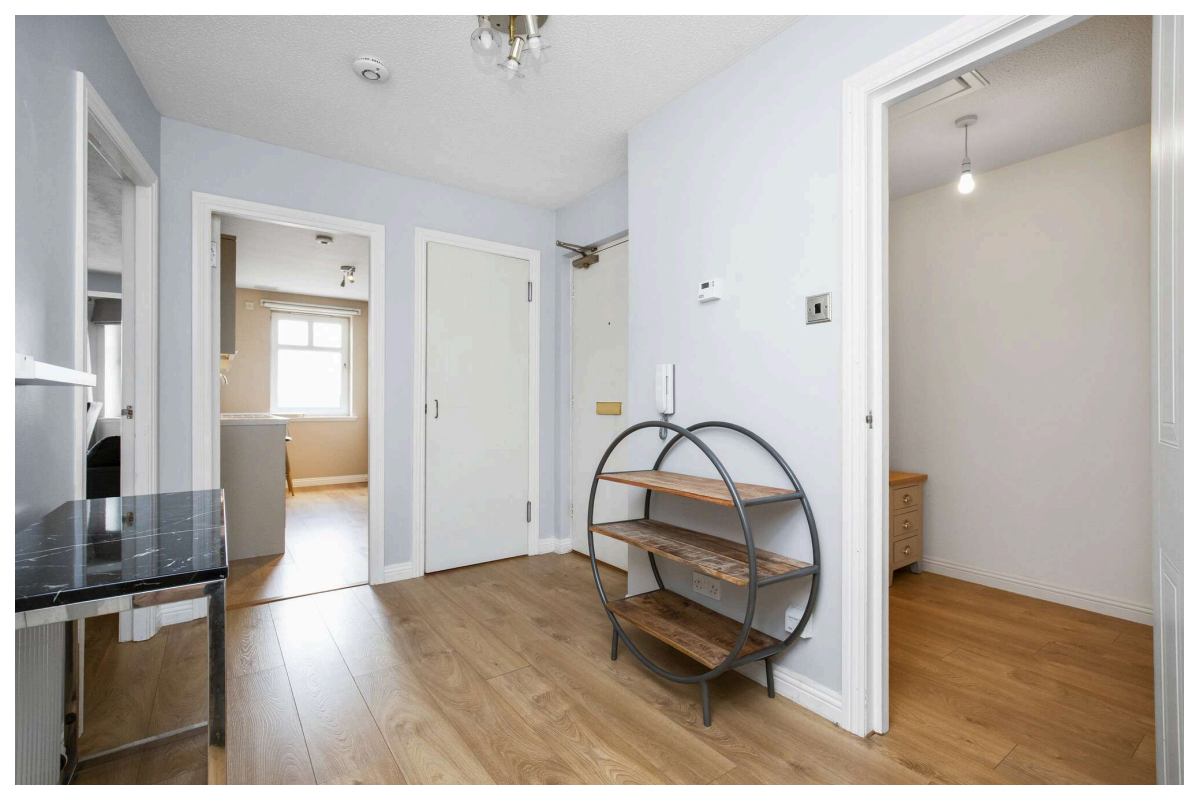
£260,000

EPC Rating

C

Tenure

Freehold

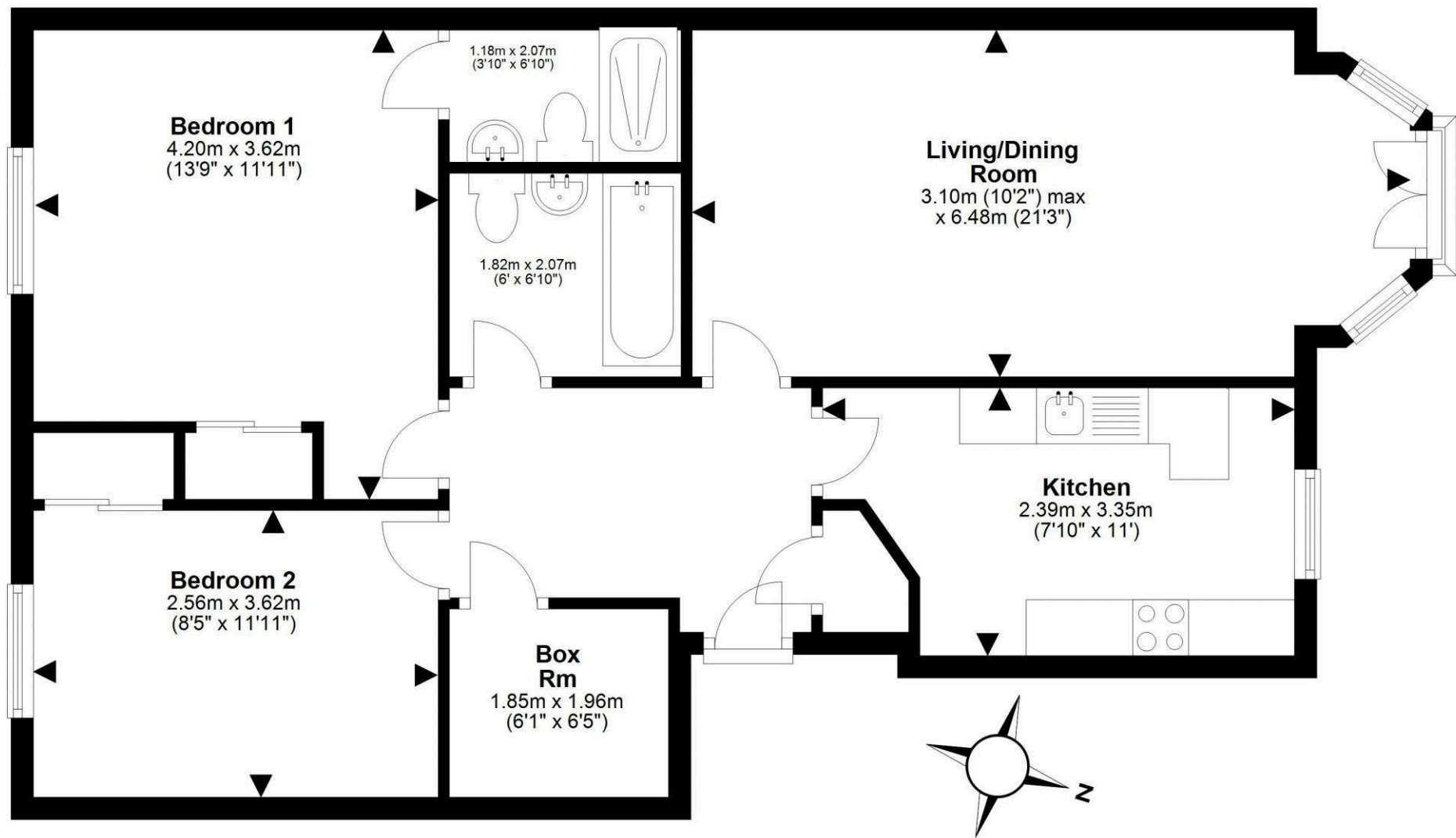












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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