



Flat 1, 2 Glenalmond Place, Edinburgh

Offers Over **£175,000**



Flat 1

2 Glenalmond Place, Edinburgh

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Ground Floor One Bedroom Apartment
- Secure Entry Phone
- Private Residents Parking
- Beautifully Presented
- Excellent Transport Links



Hallway

7' 5" x 5' 3" (2.26m x 1.60m)

The property is accessed via a secure entry phone system leading into a carpeted hall with radiator and useful storage cupboard. From here, doors provide access to the lounge, bathroom, and bedroom.

Lounge Area

17' 3" x 12' 8" (5.26m x 3.86m)

The generous lounge enjoys an abundance of natural light from three large window/doors which open fully to bring the outside in. Fitted blinds, tasteful décor, and laminate flooring complement the space, and provides a modern finish. The lounge flows seamlessly into the open-plan kitchen, offering a practical and sociable layout.

Kitchen

12' 10" x 9' 7" (3.91m x 2.92m)

The fitted kitchen is both stylish and functional, with an excellent range of base and wall-mounted units, complemented by light granite-effect worktops and an inset stainless steel sink with drainer. Under-cupboard lighting adds a modern touch, while integrated appliances include an oven, halogen hob, and cooker hood. The fridge/freezer and dishwasher are to be included in the sale price, and a large walk-in storage cupboard/utility space with washing machine which is also included in the sale price — provides additional practicality. A window with fitted blind completes the space.





Bathroom

7' 5" x 6' 0" (2.26m x 1.83m)

The bathroom has been tastefully converted into a contemporary shower room, featuring a large tiled walk-in shower enclosure with extended drying area and rainfall shower, WC, wash hand basin with bathroom cabinet, radiator, and practical vinyl flooring. Extractor fan.

Bedroom

11' 9" x 7' 1" (3.58m x 2.16m)

The good-sized double bedroom benefits from large fitted wardrobes and a bright aspect thanks to large windows, one of which is an openable door to allow fresh air into the room. Fitted blinds, a radiator, and neutral fitted carpet complete this comfortable and versatile space.





COMMUNAL GARDEN

The property benefits from having the communal gardens grounds and parking which is maintained to a high standard by the current factors.

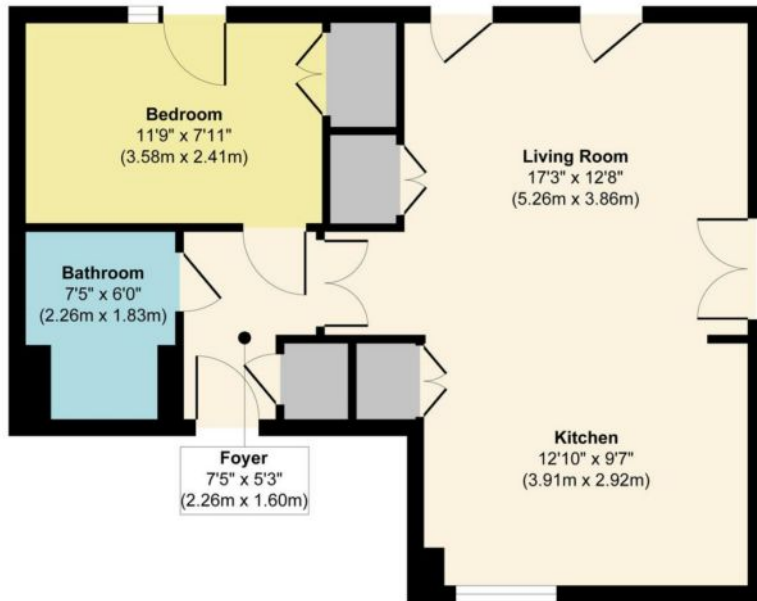
OFF STREET

1 Parking Space

The properties in this development also benefit from having private residents parking.



Flat 1, 2 Glenalmond Place, Edinburgh, EH11 4FF



Floor Plan

Approx. Gross Internal Floor Area 533 sq. ft / 49.51 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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