



Newington

20 (2F1) Howden Street
EH8 9HL



Second Floor Flat - Buzzer "2F1"

OFFERS OVER £230,000

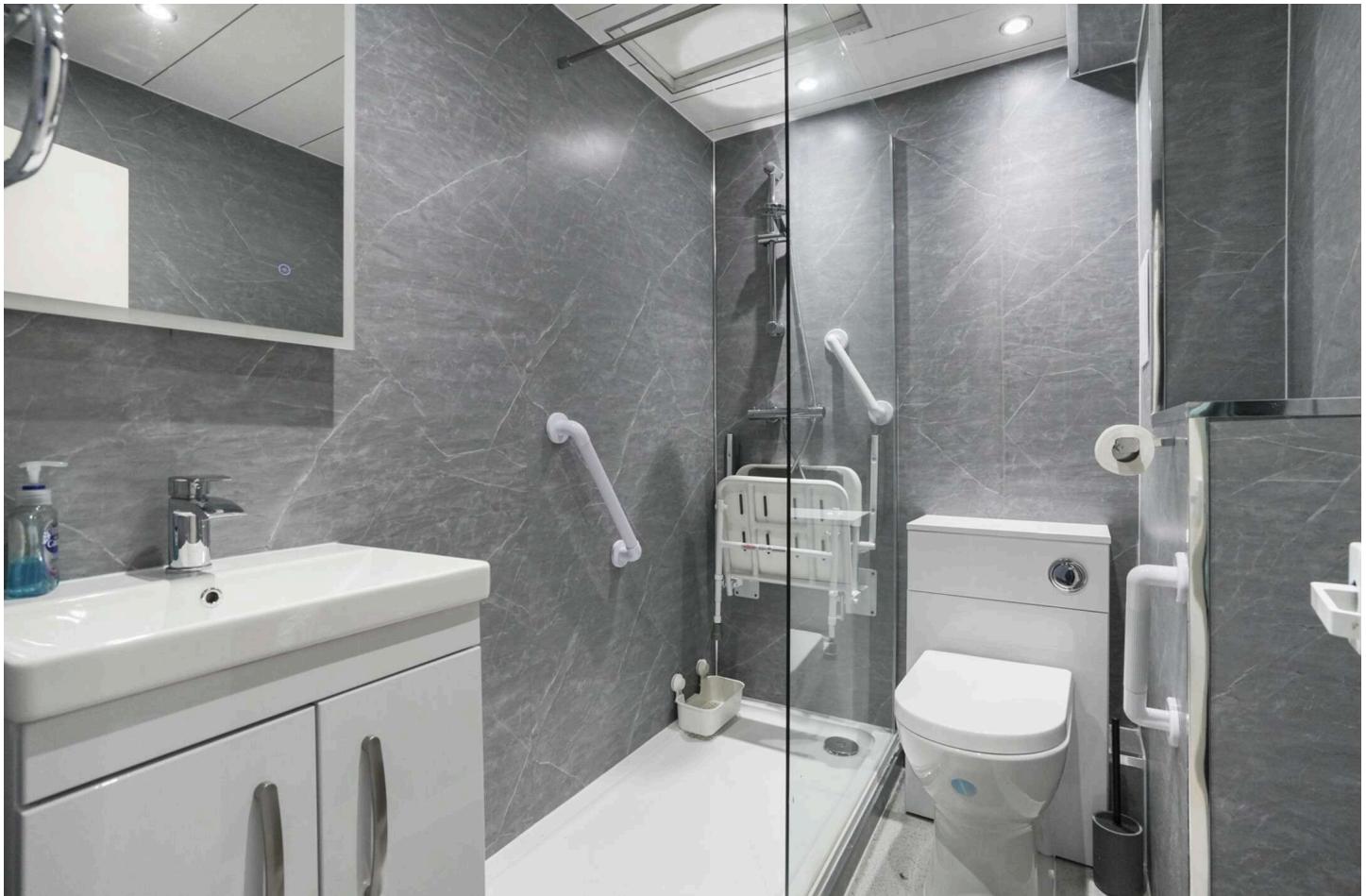
- Hall
- Spacious living room
- Kitchen
- 2 bedrooms
- Shower room

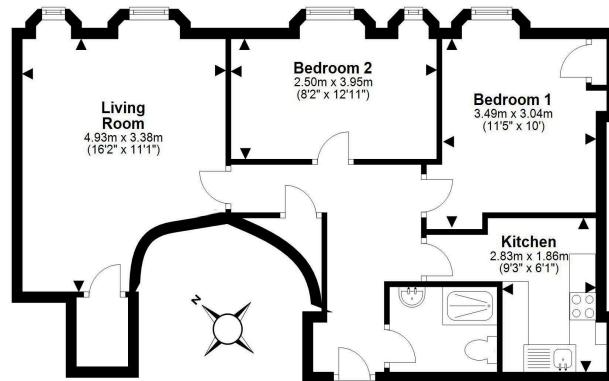
- Well maintained communal rear garden
- Gas central heating
- Secondary glazing
- On street parking (zoned)
- Views to Arthurs seat
- B- Listed building



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321







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.

This second-floor flat is situated within a sought-after residential area with easy access to the City Centre. An abundance of shopping is available along with a good choice of public transport to the nearby City Centre and surrounding areas. Local recreational facilities include the Queen's Park and The Royal Commonwealth swimming pool with gym and fitness studios.

The property opens to a hallway with an Entryphone handset, a built-in storage cupboard and gives access to the rest of the accommodation. To the rear is a well-proportioned living room which has another storage cupboard, and views towards Arthurs Seat. The internal kitchen features base and wall units, integrated oven and gas hob, and a freestanding washing machine. To the rear are two double bedrooms, one of which has a built-in cupboard, and both have views towards Arthurs Seat. Completing the accommodation the shower room which has splashboard walls, WC, wash hand basin and a shower unit.

Further benefits include gas central heating, secondary glazing, a well maintained rear communal garden, and zoned on street parking.

EXTRAS

All aforementioned white goods, curtains, blinds, light fittings. No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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