



Lochend

113 Hermitage Park Grove
EH6 8DX



End of Terrace

OFFERS OVER £170,000

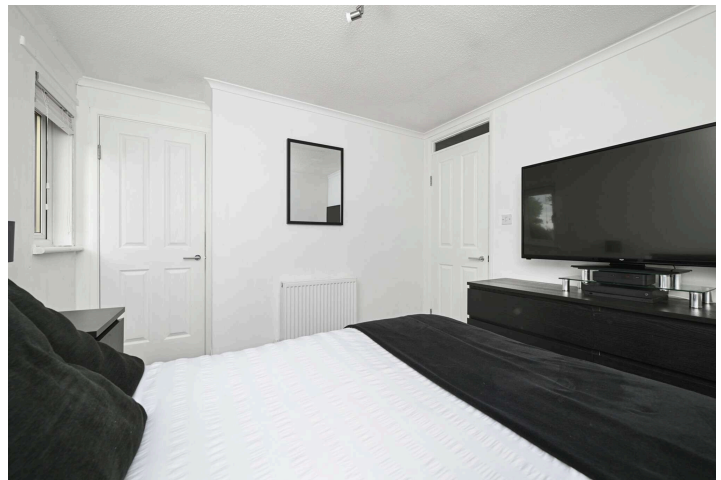
- Entrance vestibule
- Living room
- Kitchen
- Double bedroom
- Shower room
- In turnkey condition
- Well maintained by current owner
- Gas central heating
- Double glazing
- Private, easy to maintain garden
- 2 private parking spaces
- Attic space

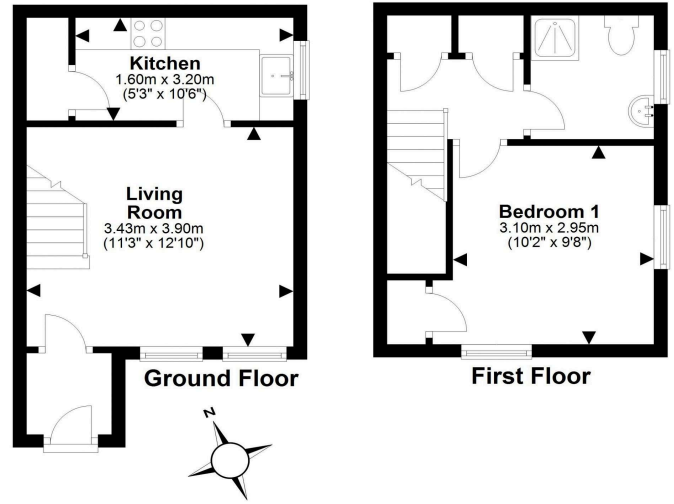


Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









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.

Well maintained and recently redecorated by the current owner, viewing is highly recommended of this end terraced house situated within a popular residential estate just off Lochend Road. The property is within easy reach of many local amenities including shopping facilities, good transport links, reputable schooling at primary and secondary level and just a short walk from the delightful open spaces of Leith Links and Lochend Park. Shopping facilities are available in Leith and Meadowbank Retail Park.

The property opens to an entrance vestibule which takes you to the living room. The living room is front facing and features stairs to the upper level, twin windows and the kitchen off. The modern, rear facing kitchen has base and wall units, integrated oven and electric hob, dishwasher, fridge/freezer, and a handy pantry cupboard which houses a washing machine.

Upstairs the landing gives access to the rest of the accommodation, two built in cupboards, and a hatch to the attic space. The bright double bedroom is situated to the front and benefits from a built-in cupboard. Completing the accommodation is a modern, fully tiled shower room with a shower, WC, wash hand basin, and a heated towel rail.

Additional benefits include a private easy to maintain garden ideal for al fresco dining, gas central heating, double glazing, attic, and 2 private parking spaces.

EXTRAS

To include all aforementioned white goods, floor coverings, blinds/curtains, and 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.

£90 PER YEAR PAYABLE TO HERMITAGE PARK GROVE RESIDENTS ASSOCIATION

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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