



6/2 Powderhall Rigg, Edinburgh

Offers Over £280,000



6/2 Powderhall Rigg

Edinburgh, Edinburgh

Welcome to this contemporary and CHAIN FREE spacious flat in the superb, central location of Broughton! It's well-presented, bright and spacious: 2 double beds on the ground floor, situated by the beautiful Water of Leith. There are excellent local amenities, and its within walking distance of the city centre, making this an ideal property for professionals and investors, amongst others. Council Tax band: E

Tenure: Freehold

- Outstanding, convenient location in quiet residential estate, offered to the market CHAIN FREE
- 2 Double Bedrooms, each with generous built-in wardrobes
- Primary Bedroom with ensuite shower room
- Bright Lounge/Diner with pleasant outlook
- Spacious, well-equipped kitchen
- Family Bathroom
- Secure video entry phone system
- Private unallocated residents' parking with permits for two cars
- EPC C with Double Glazing and Gas Central Heating
- Council Tax E





Kitchen

17' 6" x 8' 6" (5.33m x 2.58m)

The Kitchen is spacious, with a wealth of both wall and base units, ideal for storage. The appliances are all integrated and include: Gas hob, oven, extractor hood, fridge /freezer, dishwasher and washing machine.

Lounge / Diner

18' 10" x 12' 1" (5.74m x 3.69m)

The Lounge/Diner is spacious, with attractive and functional wood effect laminate floor. The windows provide plenty of natural light and a pleasant aspect. There is a direct door to the Kitchen, as well as a door to the Hallway.

En-suite Bathroom for Primary Bedroom

7' 2" x 5' 7" (2.19m x 1.70m)

The mirrored ensuite ensures complete privacy for the primary bedroom, featuring a shower, toilet and sink.

Family Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Modern family bathroom with corner bath tub with handheld shower; WC and sink.

Primary Bedroom

13' 0" x 11' 1" (3.96m x 3.37m)

The spacious Primary bedroom boasts bright light and useful built in wardrobe. The ensuite shower room ensures privacy.

Entry Foyer and Hallway

The Foyer and Hallway provide a welcoming and spacious area that includes a useful cupboard and secure entry system.

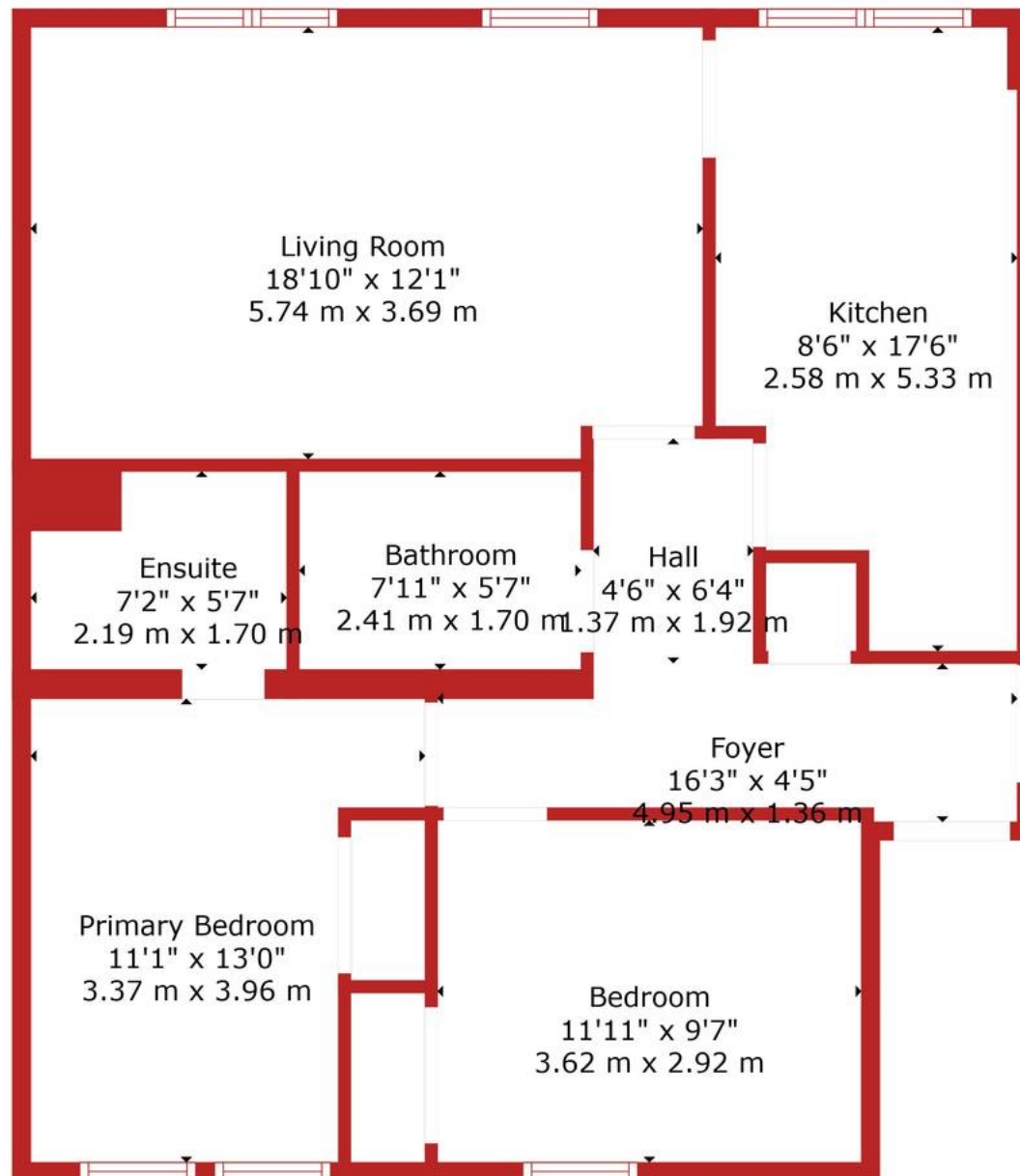
Double Bedroom

11' 11" x 9' 7" (3.62m x 2.92m)

The 2nd Double Bedroom is well-proportioned and features a large built-in wardrobe.









KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

