

Blackadders



1/6 Bethlehem Way  
Edinburgh EH7 6FB

Fixed Price  
**£169,995**

Spacious Lounge/Diner  
Separate Kitchen  
2 Bedrooms  
Bathroom

Communal Gardens &  
Grounds  
Residents Parking  
Secure Communal Entry

Viewing: By appointment through selling agent on 0131 202 1868

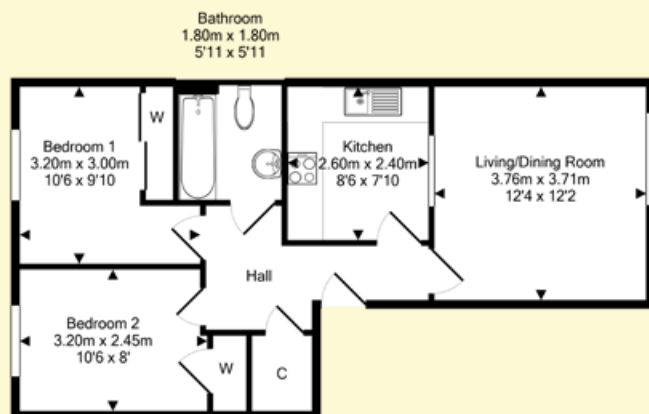
## DESCRIPTION

**A well presented apartment forming part of a popular and sought after development which is surrounded be amenities and well placed for commuting.**

**The property benefits from gas central heating and is double glazed. Externally there are well maintained communal gardens and grounds and residents parking.**

## LOCATION

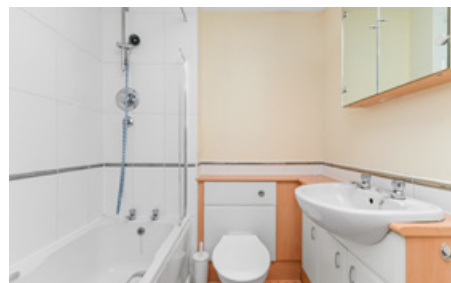
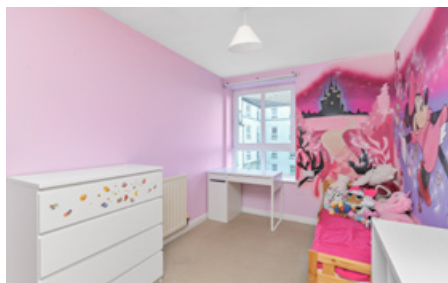
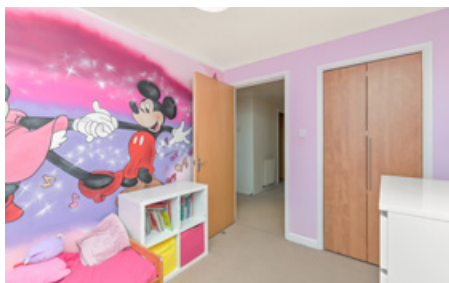
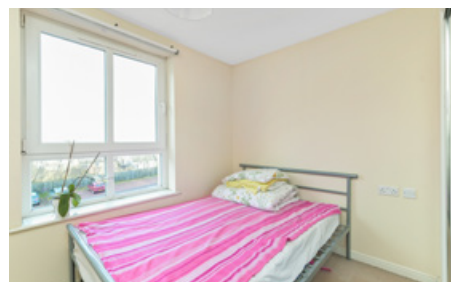
Bethlehem Way forms part of the popular district of Lochend, lying east of Edinburgh's city centre. There is a good selection of shops and services within walking distance with Meadowbank Retail Park just a short distance away housing a large Sainsbury's. The delightful open space of Leith Links is within easy reach and the cosmopolitan Shore area of the city, housing the Royal Yacht Britannia, the Ocean Terminal shopping centre with cinema together with a host of fine restaurants and bistros are all on hand.



## ACCOMMODATION

(measurements are approx)

Lounge/Dining	12'4 x 12'2	3.76 x 3.71m
Kitchen	8'6 x 7'10	2.60 x 2.40m
Bedroom 1	10'6 x 9'10	3.20 x 3.00m
Bedroom 2	10'6 x 8'0	3.20 x 2.45m
Bathroom	5'11 x 5'11	1.80 x 1.80m





# Blackadders

**2**  **1**  **1**  **C1** 

## ABERDEEN

37 Langstone Place  
Aberdeen  
AB11 6EN  
Tel: 01224 452750

## ARBROATH

129 High Street  
Arbroath  
DD11 1DP  
Tel: 01241 876620

## DUNDEE

30 & 34 Reform Street  
Dundee  
DD1 1RJ  
Tel: 01382 342222

## EDINBURGH

40 Torphichen Street  
Edinburgh  
EH3 8JB  
Tel: 0131 202 1868

## PERTH

77 George Street  
Perth  
PH1 5LB  
Tel: 01738 500600

[property@blackadders.co.uk](mailto:property@blackadders.co.uk) • [www.blackadders.co.uk](http://www.blackadders.co.uk)

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.