



DANDERHALL  
43 Speedwell Avenue  
EH22 1RA



End Terraced house

FIXED PRICE £215,000

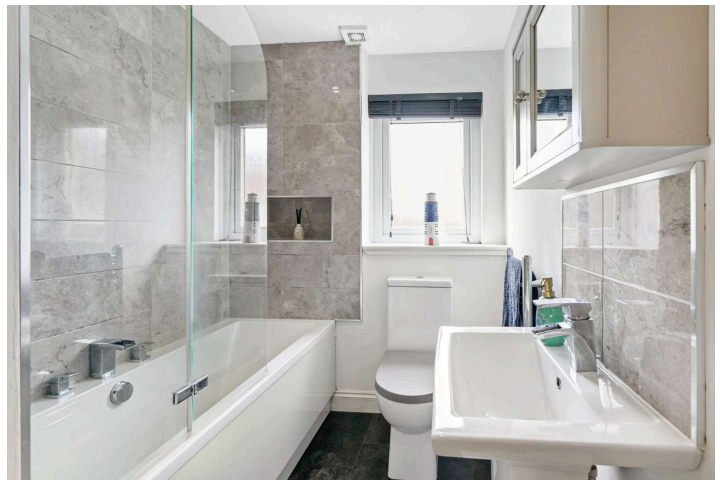
- Entrance hall
- Livingroom
- Kitchen
- 2 bedrooms
- Modern bathroom
  
- Gas central heating
- Double glazing
- Allocated parking space
- Private enclosed rear garden
- Attic



Viewing - by appointment please call  
Solicitors (0131) 554 6321







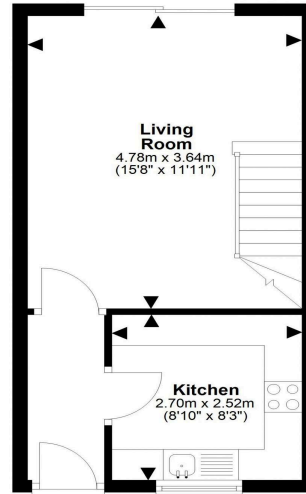


Viewing is highly recommended of this two bedroomed terraced house located in the Danderhall area south of Edinburgh's City Centre. The property is conveniently located to take advantage of amenities at nearby Fort Kinnaird and Straiton Retail Parks. Edinburgh Royal Infirmary and the Queen Margaret University Campus are also close-by. The nearby A7 allows access to Edinburgh and the City Bypass, ideal for commuters.

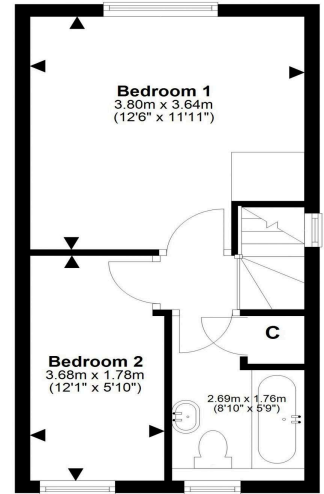
The property opens to a welcoming entrance hallway which gives access to the living room and kitchen. The living room is situated to the rear and has sliding doors to the rear garden and stairs which take you to the upper level. A kitchen is located to the front of the house with base and wall units, along with several integrated appliances including an oven, electric hob, fridge freezer, dishwasher and a freestanding washing machine.

Upstairs the landing gives access via a hatch to the attic space. A double bedroom is located to the rear of the property. A second bedroom is situated to the front. Completing the accommodation is a stylish bathroom with tiled floor, partially tiled walls, bath with a main powered shower unit, WC, wash hand basin and a heated towel rail. The property benefits from a private and enclosed rear garden with a patio area ideal for alfresco dining, an easy to maintain artificial lawn area and side access.

Additional benefits include gas central heating, double glazing, and an allocated parking space.



Ground Floor



First Floor



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.

## EXTRAS

To include all white goods, light fittings, any blinds/curtains, carpets and garden shed. (no warranties to be given).

## OFFERS

Fixed Price £215,000 is 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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