



Leith

6/3 New Orchardfield
EH6 5ES



First Floor Flat

OFFERS OVER £175,000

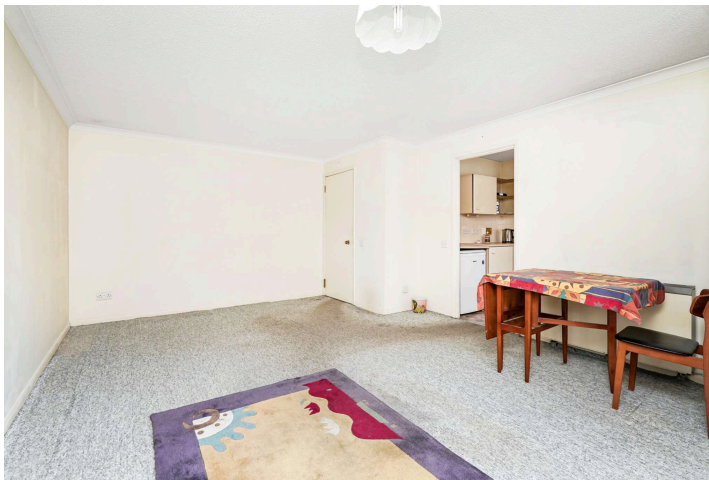
- Hallway with storage
- Living room
- Kitchen
- Double bedroom
- Bathroom

- Electric heating
- Double glazing
- Communal grounds
- Residents parking
- Excellent transport links
- Brilliant storage
- Tucked away development



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





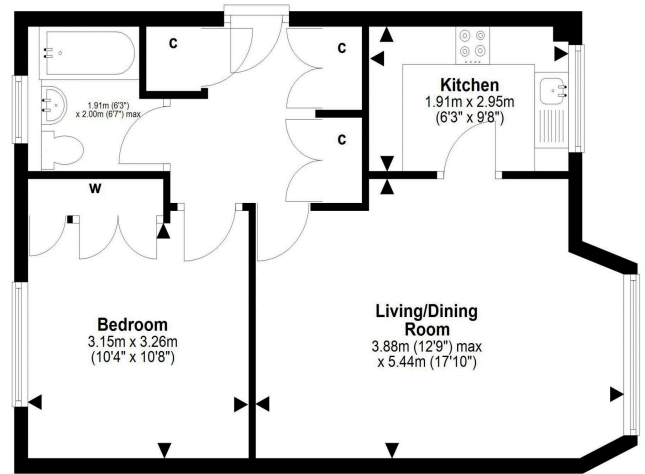




Viewing is highly recommended of this 1 bedroomed flat situated within a tucked away development within the ever-popular Leith area. There is a wide selection of shopping facilities all within easy reach in addition to a choice of cafes and bars. The property is a short distance from the trendy shore area and would appeal to a variety of first-time buyers and buy to let investors. There is a range of High Street shops, cafes, restaurants, multi-screen cinema and gym in the nearby Ocean Terminal as well as regular bus and tram services to the City Centre and surrounding areas.

The flat is accessed via a shared stair and opens to an entrance hall which has an entry phone handset, three handy built in storage cupboards, and much of the accommodation off. The living room is situated to the rear of the flat and features twin windows and the kitchen off. The kitchen is rear facing and benefits from base and wall units, integrated oven with electric hob, undercounter fridge freezer and a washing machine. A double bedroom is found to the front of the flat and features 2 built in wardrobes. Completing the accommodation is a front facing bathroom with WC, wash hand basin and a bath with an overhead electric shower unit.

Additional benefits include electric heating, double glazing, residents parking, communal grounds and excellent transport links.



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.

The development is factored by Charles White Limited and at date of advertising we have been advised the annual costs is £603.28 plus block insurance of £407.07

EXTRAS

All aforementioned white goods, curtains/ blinds, and light fittings to be included in the sale (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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