Leith

20/1 Edina Place
EH7 5RR

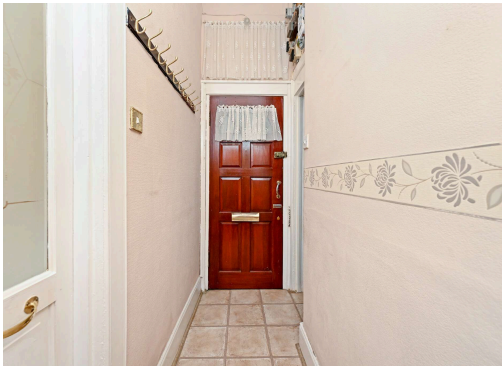
1 | 1 | D EPC Rating

Ground Floor Flat - Buzzer "20/1, GF1, Dobbin"

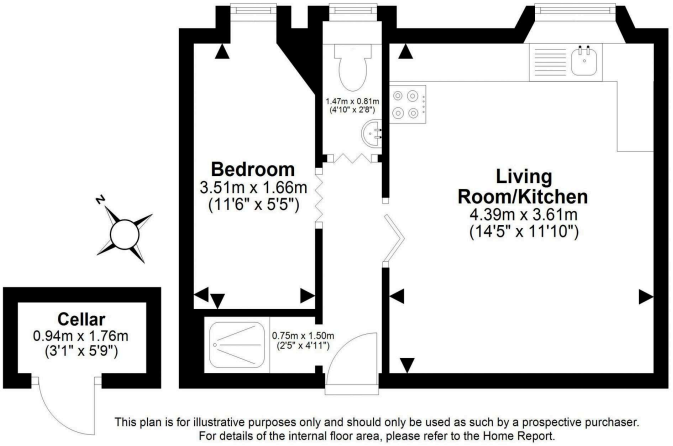
FIXED PRICE £139,995

- Entrance hall
- Open plan living room/kitchen
- Bedroom
- WC/cloakroom
- Separate shower cupboard

- Secure entry phone system
- Electric heating
- Double glazing
- Zoned on street parking
- Shared rear garden
- Excellent location
- Ideal first time purchase
- Private external storage cupboard



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



An ideal purchase for a 1st time buyer, this 1 bedroomed ground floor flat is situated just off the ever-popular Easter Road. The flat is situated for a good choice of shopping facilities including large supermarkets and a good choice of public transport including the new tram service. The nearby Omni Centre offers a selection of bars, restaurants, gym and a multi-screen cinema. The new St. James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. The property is also within easy distance of the ocean Terminal also offering a multi-screen cinema, 24-hour gym and shopping facilities.

The flat opens to a hallway with an entryphone handset, overhead clothes pulley, and the accommodation off. The open plan living room/kitchen is front facing and the kitchen area comprises of base and wall units, slot in cooker with electric hob, and a freestanding washing machine and fridge freezer. The bedroom is also front facing and benefits from fitted overhead storage cupboards. Also to the rear is a WC/cloakroom with tiled walls and a wash hand basin.

Completing the accommodation is a separate internal shower compartment which has splashboard walls and an electric powered shower unit.

Additional benefits include electric heating, double glazing, a private external storage cupboard, access to a shared rear garden and zoned on street parking.

EXTRAS

All aforementioned white goods, carpets, any 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.