

9/4 BATHFIELD
LEITH, EDINBURGH, EH6 4ED

CURRAN & CO
PROPERTY



9/4 BATHFIELD

LEITH, EDINBURGH, EH6 4ED

OFFERS OVER £180,000



'Forming part of an established residential development in sought-after Leith, 9/4 Bathfield is presented in move-in condition throughout'

- Bright & Airy First Floor Flat
- Living / Dining Room
- Contemporary Kitchen
- Two Spacious Bedrooms
- Modern Bathroom
- Move-in Condition Throughout
- Gas Central Heating & Double Glazing (EPC: B)
- Communal Garden Grounds & Off-Street Parking



Description

9/4 Bathfield is a bright and airy two-bedroom first-floor flat forming part of an established residential development in the sought-after Leith area. Presented in move-in condition throughout, the property represents an ideal first-time purchase and enjoys a convenient location just a short walk from the Newhaven Tram Stop.

Entered via a well-maintained communal stair, the accommodation comprises: a welcoming entrance hall; a spacious living room offering ample space for dining and pleasant views over the shared grounds; a modern, well-equipped kitchen fitted with base

and wall-mounted units, an integrated electric oven, ceramic hob with stainless steel extractor hood, and freestanding washing machine and fridge/freezer; double bedroom one with open wardrobe; bedroom two with storage cupboard; and a modern bathroom with shower over the bath. Additional benefits include double glazing and gas central heating throughout.

Externally, the property enjoys well-kept communal grounds and unallocated residents' parking.

Extras

All kitchen appliances are included in the sale.

EPC Rating

The energy efficiency rating of this property is band B.

Council Tax

This property is subject to council tax band B.

Note

Some images used in the marketing of this property have been virtually staged. It should be noted that the property is empty.

Viewing

Viewing is by appointment. Please contact our office to arrange a private viewing.







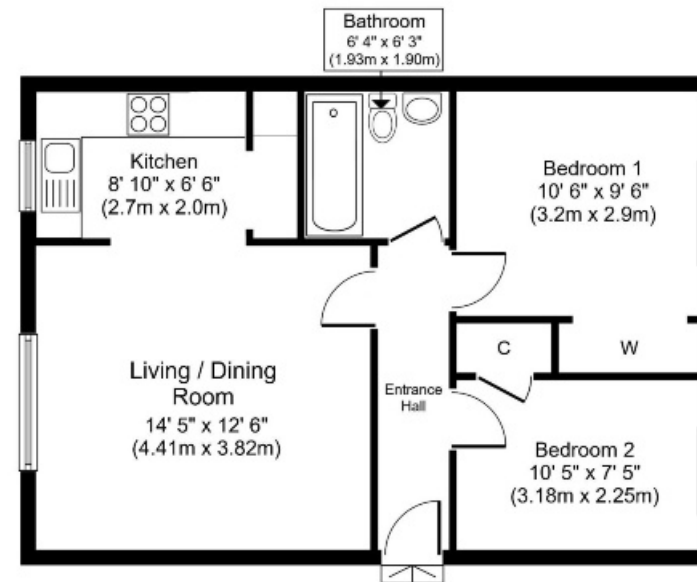
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First Floor
Approximate Floor Area
570 sq. ft.
(53 sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.