



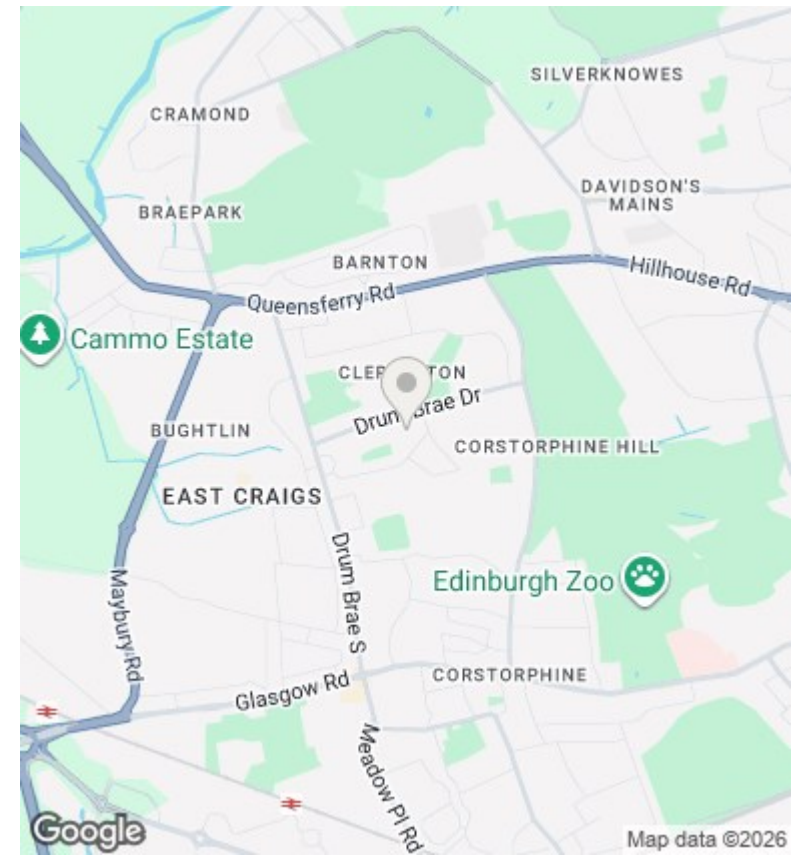
50/4 Dochart Drive, Edinburgh, EH4 7LR

Offers Over £150,000

- Fully refurbished two bedroom first floor flat
- Modern kitchen and bathroom
- Excellent transport links
- Private balcony
- Gas central heating and double glazing
- EER Band C
- Stylish presentation throughout
- Security entry



TOTAL: 718 sq. ft, 67 m2
 1ST FLOOR: 718 sq. ft, 67 m2
 EXCLUDED AREAS: STORAGE: 19 sq. ft, 2 m2, BALCONY: 30 sq. ft, 3 m2, WALLS: 58 sq. ft, 5 m2



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	