



## 50/4 Dochart Drive, Edinburgh, EH4 7LR

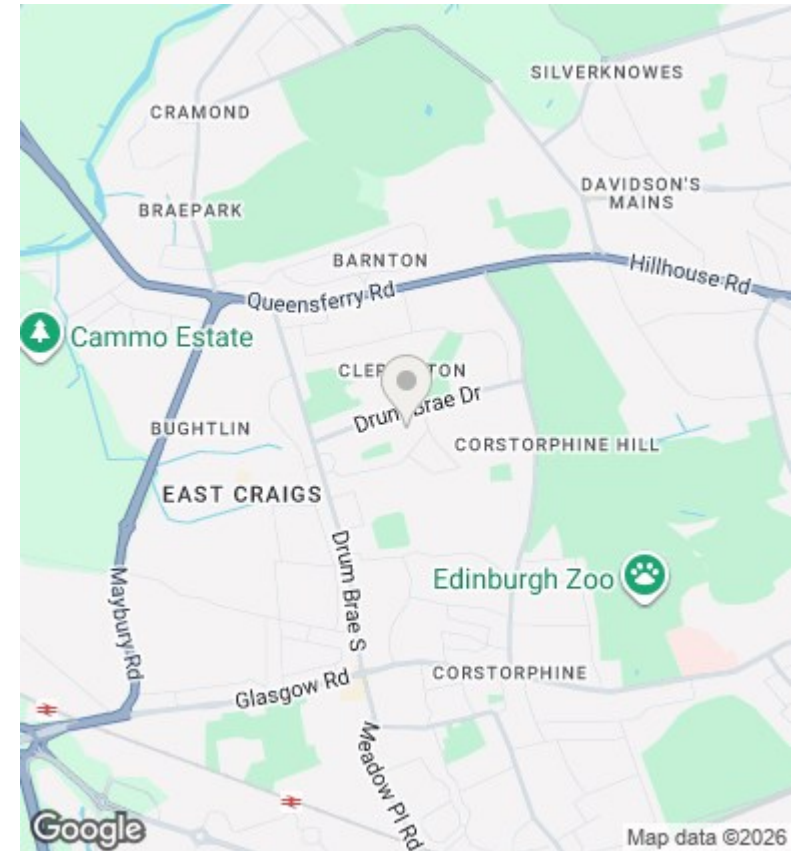
Offers Over £160,000

- 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 m<sup>2</sup>**  
 1ST FLOOR: 718 sq. ft, 67 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 19 sq. ft, 2 m<sup>2</sup>, BALCONY: 30 sq. ft, 3 m<sup>2</sup>, WALLS: 58 sq. ft, 5 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

C

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