



Danderhall

51 Arthur View Terrace
EH22 1NS



Mid terraced house

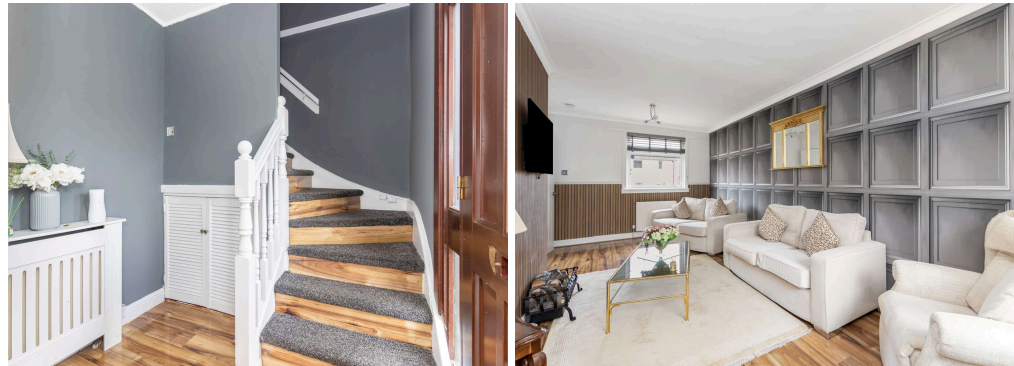
OFFERS OVER £185,000

- Hall
- Livingroom
- Kitchen
- 2 bedrooms
- Bathroom

- Gas central heating
- Private front & rear gardens
- Double glazing
- Unrestricted on street parking



Viewing - by appointment please call
Solicitors to arrange (0131) 554 6321





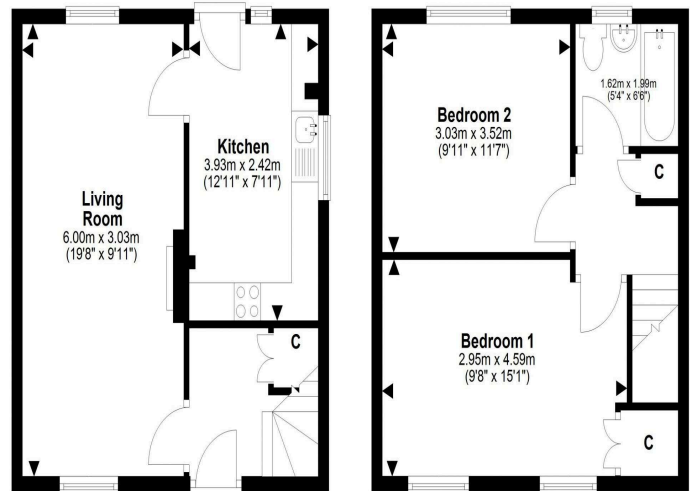




Viewing is highly recommended for this two-bedroom terraced house in Danderhall, south of Edinburgh city centre. The property is well placed for the amenities at nearby Fort Kinnaird and Straiton Retail Parks. Edinburgh Royal Infirmary and Queen Margaret University are also close by. The nearby A7 provides easy access to Edinburgh and the City Bypass, making it ideal for commuters.

The property opens to a welcoming hallway with stairs to the upper level, a built in under stair cupboard and the living room off. The dual aspect living room offers space for both living and dining furniture and it has the kitchen off. The rear facing kitchen has base and wall units, slot in cooker, freestanding washing machine, fridge freezer and gives direct access to the rear garden. Upstairs the landing has a built-in storage cupboard, and a hatch to the attic. A double bedroom can be found to the front of the house and has a built-in wardrobe. A second double bedroom is to the rear of the property. Completing the accommodation is a rear facing family bathroom which is fully tiled and comprises of a bath with overhead electric powered shower, WC, and a wash hand basin.

The house enjoys a private front garden with lawn area. To the rear is a private garden which features a garden shed and decking area ideal for al fresco dining. Additional benefits include a gas central heating, double glazing and unrestricted on street parking.



Ground Floor

First Floor

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.

EXTRAS

Can be sold as seen. (No warranties will be given.)

OFFERS

Offers Over £185,000 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.



espc