



# Abbeyhill

10B Brand Place  
EH8 8EF



## Lower Flat

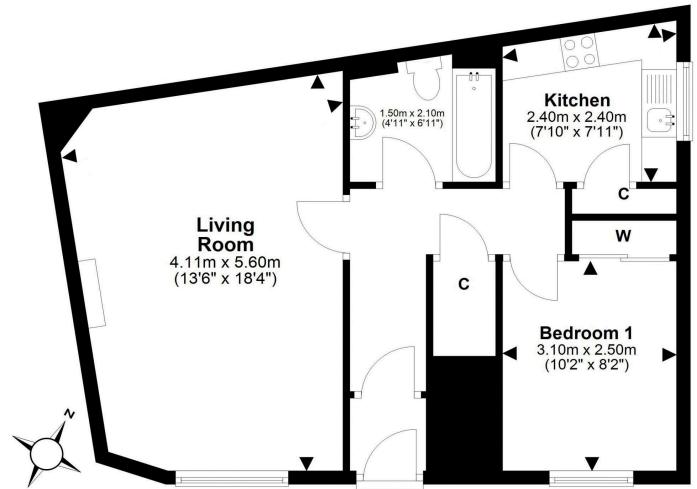
OFFERS OVER £145,000

- Entrance vestibule
- Hallway with built in storage
- Living room
- Kitchen
- Bedroom
- Bathroom
  
- Gas central heating
- Double glazing
- Zoned parking in surrounding area
- Close to Holyrood Park
- Central location
- Rarely available



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





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.

Now requiring modernisation this 1 bedroomed lower flat is situated within the popular Abbeyhill area to the east of the City Centre. Nearby Meadowbank Retail Park offers a Sainsbury's supermarket with further shopping facilities within easy reach. Local recreational facilities can also be found and include the outdoor spaces of both Holyrood Park and Arthur's Seat. Nearby the Omni Centre and St James Quarter offering multi-screen cinemas, gym, bars, restaurants and further high street shops.

The property opens to an entrance vestibule with tiled floor and leads to the L-shaped hallway which has a handy built in storage cupboard and the rest of the accommodation off. The well-proportioned living room is situated to the front of the flat and features an electric powered fireplace within a surround. To the rear is the kitchen which benefits from base and wall units, integrated oven and gas hob, freestanding washing machine, under counter fridge freezer, and a handy built in cupboard. The flat enjoys a front facing bedroom with a built-in mirrored wardrobe.

Completing the accommodation is an internal bathroom with tiled walls, WC, wash hand basin and a bath with an overhead electric powered shower unit.

The property benefits from gas central heating, double glazing, zoned on street parking in the surrounding area, and is close to the open spaces of Holyrood Park.

The property will be sold as seen under the Financial Guardian and the condition of any systems of a working nature will not be warranted.

### EXTRAS

All aforementioned white goods, any curtains/blinds, light fittings, and carpet's to be included (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.



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