



Leith

36 (2f3) Balfour Street
EH6 5EP



Buzzer (36-2F3) Second Floor Flat

OFFERS OVER £149,000

- Hallway
- Livingroom
- Kitchen
- Double bedroom & nursery/study off
- Shower room
- Separate W.C compartment

- Double glazing
- Zoned on street parking
- Shared rear garden
- Excellent first-time purchase
- Close to great local amenities
- Close to Pilrig Park



Viewing by appointment please call
Solicitors (0131) 554 6321





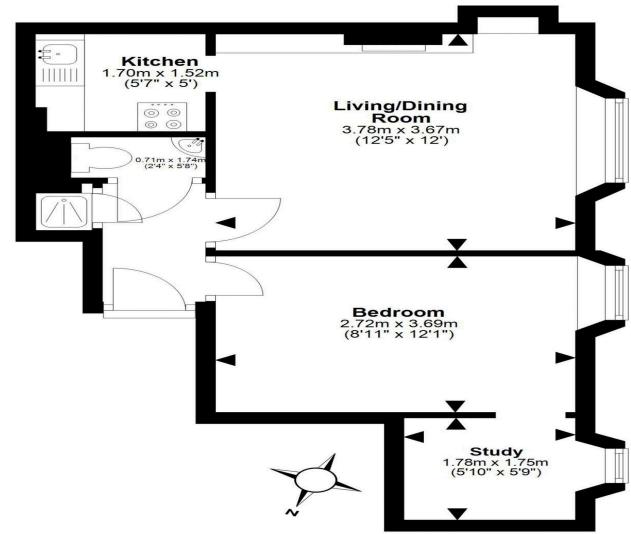




This one bed second floor flat is situated on a peaceful tree-lined street close to Pilrig Park and just off the sought-after and vibrant Leith Walk, so an abundance of shopping facilities and a wide range of bars, cafes and restaurants are available locally. A good choice of public transport is also available to the nearby City Centre and surrounding areas including the Tram line running from Newhaven to Edinburgh International Airport. Local recreational facilities include the Omni Centre and St James Quarter offering gym, multi-screen cinema, bars, restaurants and the Playhouse Theatre.

The property opens to a hallway with entry phone hand set and much of the accommodation off. The living room is situated to the front and features twin windows, gas powered fireplace within a surround, Edinburgh Press, and has the kitchen off. The kitchen has base and wall units, sink, a slot in cooker with gas hob and a washing machine. A double bedroom can be found to the front of the property and has a nursery/study off. This room enjoys an external window and would make an ideal study space, walk in wardrobe or nurse. Off the hallway is a shower room with tiled walls and an electric powered shower unit. Completing the accommodation is the W.C compartment with a wash hand basin.

The property benefits from double glazing, a communal rear gardens, excellent transport links, and zoned on street parking in the surrounding area.



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.

What's included...

All aforementioned white goods, any curtains/blinds, light fittings, and carpet's to be included (no warranties to be given).

OFFERS

Offers Over £149,000 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.



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