



# Granton

13/3 Wardieburn Street East  
EH5 1DN



## First Floor Flat - Buzzer 3

OFFERS OVER £145,000

- Hallway with storage
- Bright living room
- Kitchen
- 2 double bedrooms
- Family bathroom
  
- 2 double bedrooms
- Gas central heating
- Double glazing
- Shared rear garden
- Unrestricted on street parking
- Excellent transport links



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





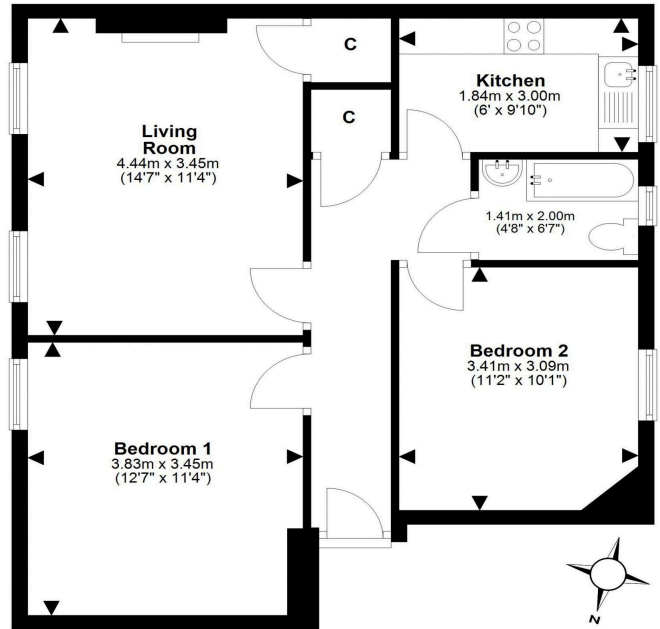




This well maintained 2 bedroomed 1st floor flat would be ideal for a first-time buyer or investor. A choice of local shops can be found nearby as well as a Morrisons and a Lidl supermarket. The Ocean Terminal shopping centre is also nearby offering more high street shops, restaurants and a 24-hour Gym. Primary and secondary schooling is available nearby with Edinburgh College offering higher education.

The property is accessed via a secure shared stair and opens to a welcoming L-shaped hallway with a handy built in storage cupboard and the rest of the accommodation off. The living room is situated to the front of the property and enjoys a twin windows, a gas-powered fireplace within a surround and a handy built in storage cupboard. The kitchen is rear facing and has base and wall units, slot in cooker, a fridge freezer and a washing machine. A double bedroom can also be found to the front of the flat. A second double bedroom is situated at the rear. A rear facing family bathroom completes the accommodation, with tiled walls, with a bath, WC and a wash hand basin.

Additional benefits include gas central heating, double glazing, unrestricted on street parking, and a shared rear garden.



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

To include white goods, carpets, blinds/curtains and light fittings. Any other times are also available via separate negotiation.

## 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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