

28/1 CAUSEWAYSIDE
CAUSEWAYSIDE, EDINBURGH, EH9 1QB

CURRAN & CO
PROPERTY



28/1 CAUSEWAYSIDE

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OFFERS OVER £185,000



'Forming part of a factored residential development in sought-after Causewayside, 28/1 Causewayside is a bright, well-presented and exceptionally spacious one-bedroom ground-floor flat'

- Spacious Ground Floor Flat
- Popular Location Nearby to the Meadows
- Living Room
- Well Equipped Kitchen
- Double Bedroom with Storage
- Windowed Bathroom
- Electric Heating & Double Glazing
- Private Residents Parking

Virtually Staged



Virtually Staged



Description

Forming part of a factored residential development in sought-after Causewayside, 28/1 Causewayside is a bright, well-presented and exceptionally spacious one-bedroom ground-floor flat. Boasting private residents' parking and situated just a couple of minutes' walk from the Meadows, the property would make an ideal first-time purchase or investment.

Entered through the well-maintained communal foyer via a secure door entry system, the accommodation comprises: welcoming entrance hall with storage cupboard; particularly spacious living room with two windows providing excellent natural light; fitted

kitchen with a range of base and wall-mounted units and freestanding appliances, including a cooker with electric hob, washing machine, fridge and microwave; generous double bedroom, quietly positioned to the rear of the building, with built-in mirrored wardrobes; and windowed bathroom with electric shower over the bath and fitted storage. Further benefits include electric heating and double glazing throughout.

Externally, there is a sizeable private residents' car park to the rear of the development, with parking permits provided by the property factor.

Extras

All kitchen appliances and the fitted blind in the bedroom are included in the sale.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band C.

Note

Some images used in the marketing of this property have been virtually staged. It should be noted that the property is vacant.





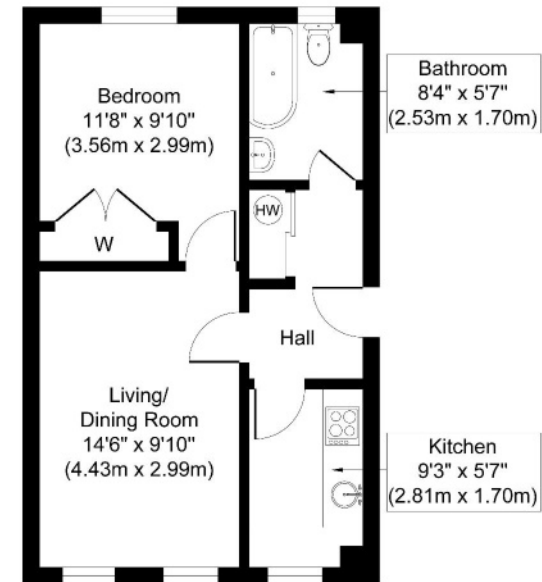
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First Floor
Approximate Floor Area
431 sq. ft
(40.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.