



# Broughton

10/2 Redbraes Place  
EH7 4LL



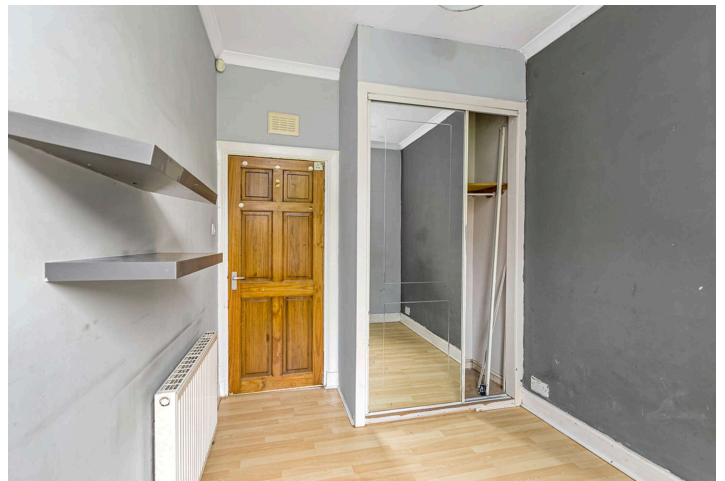
## Ground Floor Flat

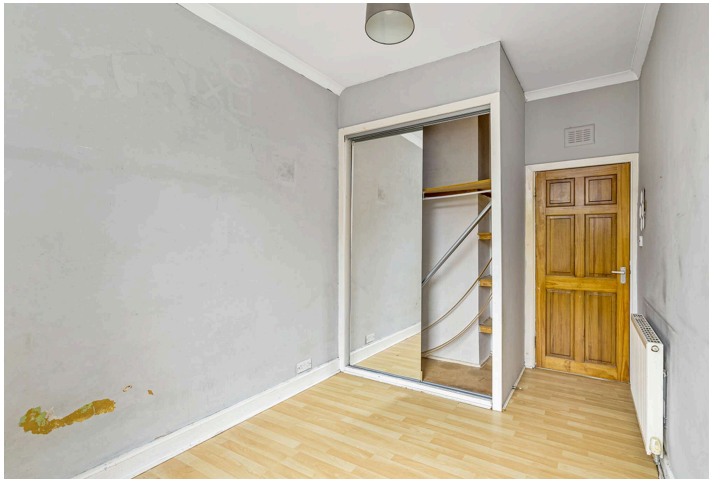
OFFERS OVER £179,000

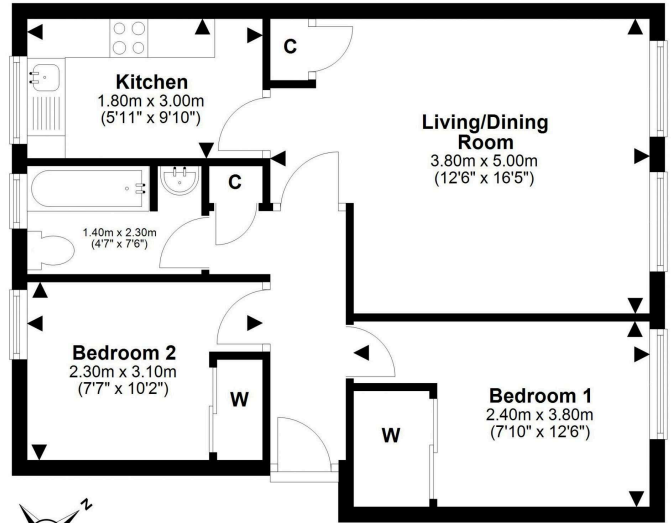
- Hallway
- Living room
- Kitchen
- 2 bedrooms
- Family bathroom
  
- Gas central heating
- Double glazing
- Private front and side gardens
- Access to shared rear garden
- Unrestricted on street parking

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.

This 2 bedroomed ground floor flat would be ideal for a first-time purchase/investor. The property is well situated to take advantage of the many popular local attractions Leith has to offer including many popular bars cafes and restaurants. The Ocean Terminal shopping centre is also within easy reach offering a variety of high street shops, multi-screen cinema and 24-hour gym. The property also benefits from regular bus services to the City Centre and surrounding areas as well as quick and easy access to the North Edinburgh cycle path network and the Water of Leith.

The property opens to an L-shaped hallway with a built-in storage cupboard and much of the flat off. The living room is front facing and enjoys twin windows, a surround (no fireplace), a built-in storage cupboard and the kitchen off. The kitchen is rear facing and has base and wall units, integrated oven with gas hob, and a freestanding washing machine. The flat has a bedroom to the front and rear and both feature a built-in wardrobe.

Completing the accommodation is a rear facing family bathroom with partially tiled walls, bath with overhead electric powered shower unit, WC and a wash hand basin within a vanity unit.

Additional benefits include a private front and side garden, access to a shared rear garden, gas central heating, double glazing and unrestricted on street parking in the surrounding area.

### EXTRAS

To be sold as seen including all contents. No warranties to be given.

### OFFERS

Offers Over £179,000 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.

