

5 (B1) BEAVERBANK PLACE
CANONMILLS, EDINBURGH, EH7 4ER

CURRAN & CO
PROPERTY



5 (B1) BEAVERBANK PLACE CANONMILLS, EDINBURGH, EH7 4ER

OFFERS OVER £185,000



'Beautifully presented lower ground floor flat which has undergone a comprehensive refurbishment to an exceptionally high standard throughout'

- Quiet Street in Sought-After Canonmills
- Fully Refurbished Lower Ground Floor Flat
- Spacious Living Room
- Newly Fitted Kitchen
- Two Generous Bedrooms with Storage
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Shared Rear Garden & On-Street Parking



Description

5 (B1) Beaverbanks Place is a beautifully presented lower ground floor flat which has undergone a comprehensive refurbishment to an exceptionally high standard throughout. Combining generous room proportions with stylish contemporary interiors and an impressive specification, the property is presented in true move-in condition and enjoys a sought-after location in popular Broughton, making it an ideal first-time purchase for young professionals.

Entered through a well-maintained communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall with two useful storage cupboards; bright and spacious living room overlooking the communal garden, with ample space for a compact

dining area; contemporary newly fitted kitchen, open to the living room and featuring a range of base and wall-mounted units, integrated electric oven, induction hob and extractor hood; generous principal double bedroom with a sizeable built-in wardrobe and fitted desk; further well-proportioned bedroom with built-in storage cupboard; and an impressive fully tiled shower room featuring a glass walk-in shower enclosure, slatted wood feature wall, fitted vanity storage and black heated towel rail.

The comprehensive refurbishment extends throughout the property, with further improvements including a brand-new gas combi boiler, newly installed double glazing and engineered hardwood flooring throughout, with the exception of

the tiled shower room.

Externally, there is a shared garden laid to lawn, together with permit on-street parking.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band A.

Note

Some photos used within this brochure have been virtually staged. It should be noted the property is empty.





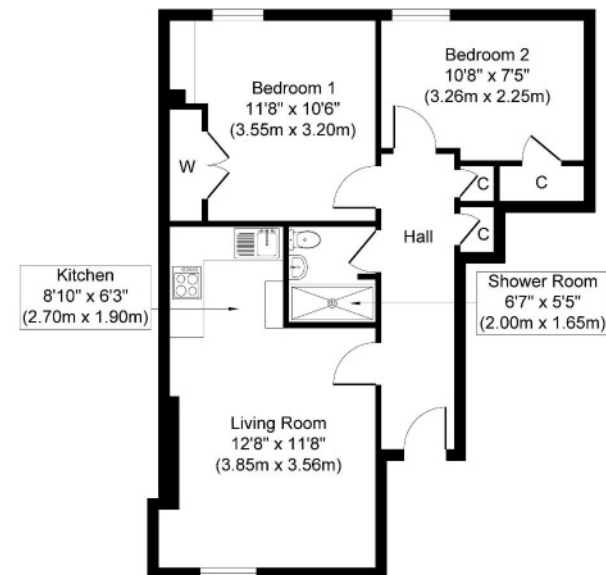
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Lower Ground Flat
Approximate Floor Area
592 sq. ft
(55.00 sq. m)



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.