NEILSONS

Solicitors & Estate Agents



Fixed Price

£255,000

6/2 Glenogle Road

Stockbridge | Edinburgh | EH3 5HW

A fantastic opportunity has arisen to purchase this bright and spacious ground floor flat forming part of an established modern development set within attractive communal gardens with an allocated parking space. Quietly positioned within the sought after Stockbridge district of the city, bordering the delightful Water of Leith, and close to an excellent variety of day-to-day amenities, excellent transport links and within easy reach of the City Centre.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Communal Gardens
- Allocated Parking Space
- EPC Rating – C
- Council Tax Band - D



Description





The generously proportioned accommodation would now benefit from some modernisation and upgrading, presenting an exciting opportunity to create a stylish and comfortable home tailored to individual tastes and requirements. Ideally suited to a wide range of buyers, this spacious two bedroom flat occupies an excellent central location and is likely to appeal particularly to first time buyers, couples, small families, retirees or those seeking to downsize. With its generous proportions, excellent location and considerable potential, early viewing is highly recommended to fully appreciate the opportunity on offer. The light-filled accommodation comprises; entrance vestibule with storage provisions, there is a twin-windowed front-facing reception room, a sizable breakfasting kitchen, fitted with a range of wall and base units with appliances included in the sale. There are two good sized double bedrooms, with the principal bedroom fitted with a built-in wardrobe. Completing the accommodation is a bathroom with a three piece suite. Further benefits include a secure door entryphone system and a gas central heating system with combi boiler.

Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with gas cooker, fridge freezer and washing machine. The appliances will be sold as seen, with no warranties and it should be noted that the shower over the bath, is not in working order and shall be sold as seen.



Externally

The development is set within attractive communal landscaped garden grounds and benefits from an allocated parking space located to the rear of the building with additional visitors parking. It should be noted that an annual fee of approx. £150 is payable to Glenogle Road Resident's Association for the upkeep of the communal garden ground.



Viewing

By appointment through Neilsons on 0131 625 2222.



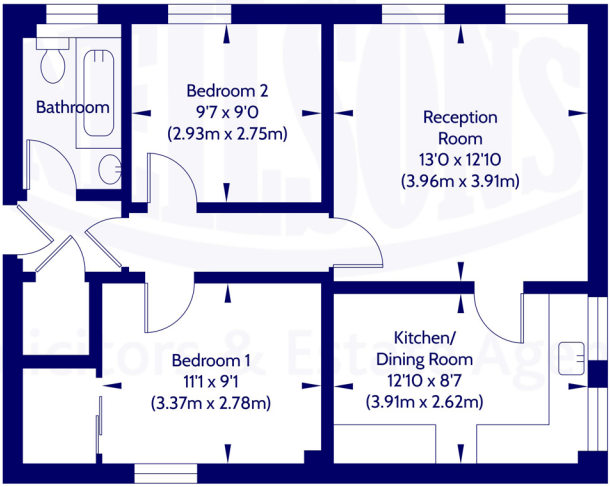


Location

Stockbridge is a vibrant cosmopolitan area of the City which enjoys a village style atmosphere. It has an excellent range of small independent retailers and a Waitrose supermarket and many popular bars and restaurants. There is local transport to and from the City Centre which is also within reasonable walking distance. The Royal Botanic Gardens, Inverleith Park and the Water of Leith walkway and cycle path are all close by and provide pleasant walks, whilst Glenogle Swim Centre with pool, gym and fitness studio is only a short walk away. It is convenient for the Western General Hospital and Fettes Police Head Quarters. The City Bypass can be reached via Queensferry Road on the A90 providing links to the main motorway network, Edinburgh Airport and The Queensferry Crossing. Edinburgh Bus Station and Waverley Railway Station are also very accessible.

Approx. Gross Internal Floor Area 59 Sq M / 633 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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