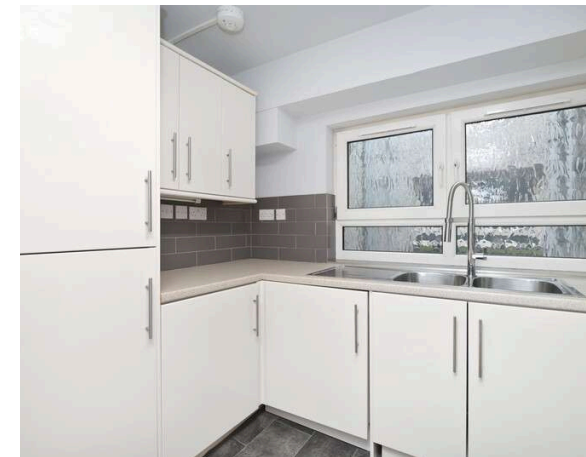




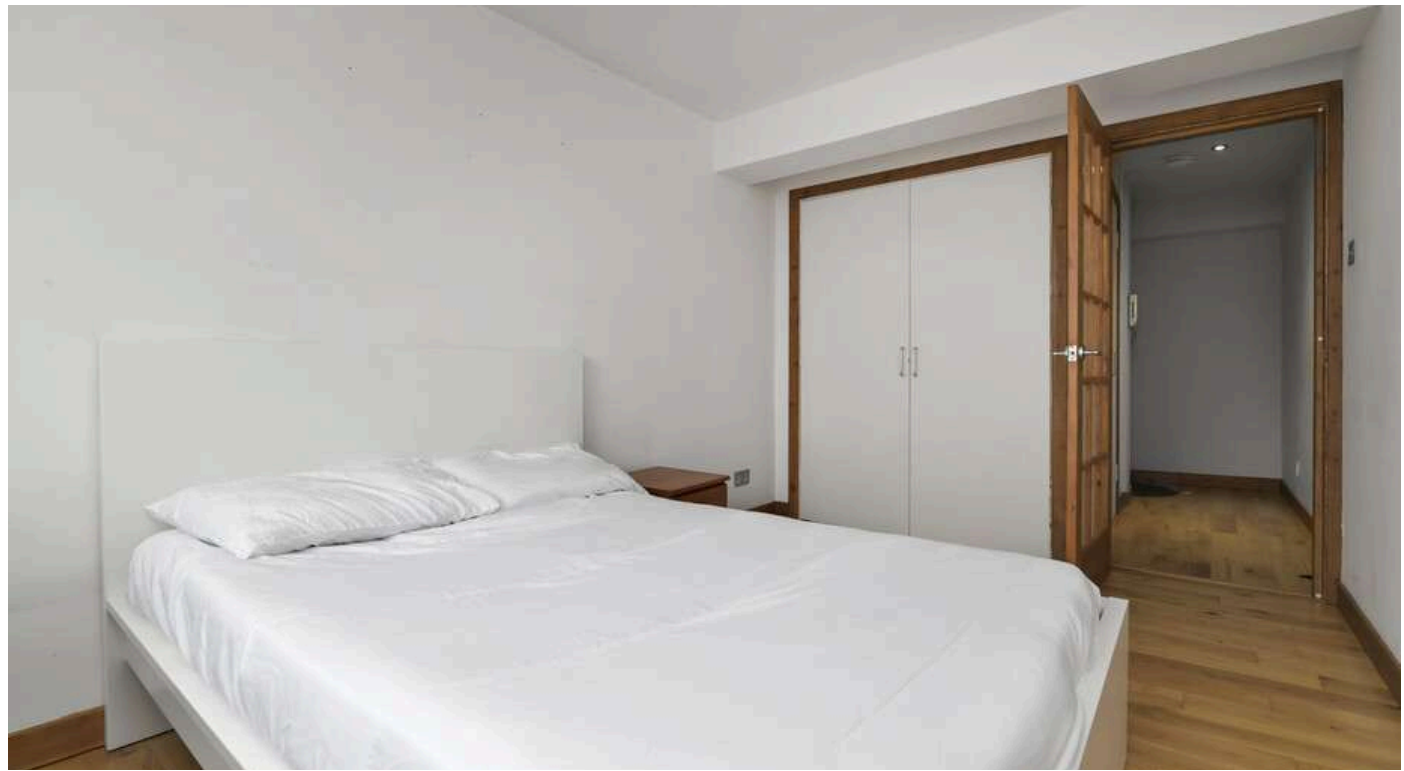
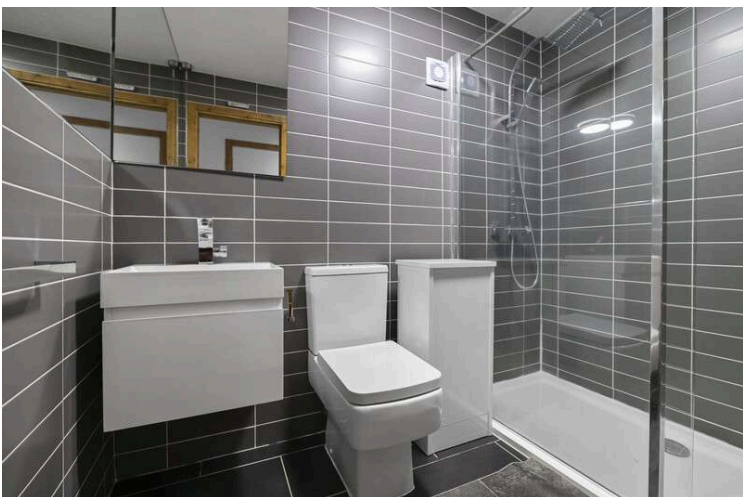
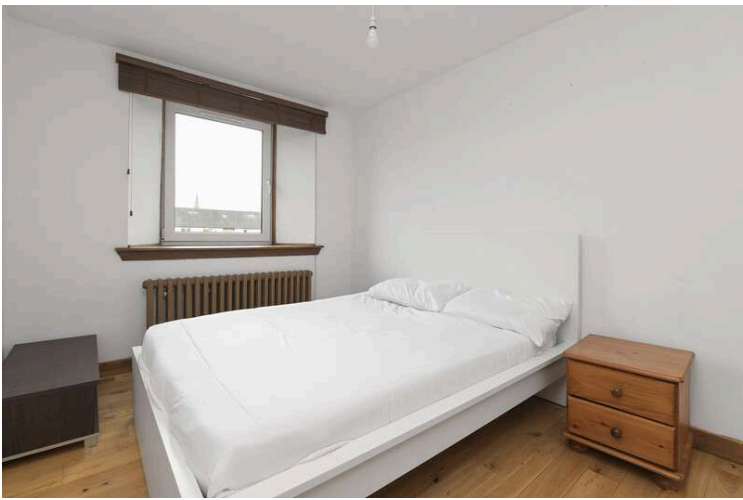
9/13 Cadiz Street, Edinburgh, EH6 7BJ

www.mcdougallmcqueen.co.uk



An excellent first time buy, small family or investment opportunity McDougall McQueen present to the market this well-appointed third floor two bedroom flat forming part of a five storey residential block with a lift and secure entry system. The property offers fabulous modern day living ideally located in the popular Shore area of Edinburgh. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway with a useful walk in storage cupboard.
- Bright and spacious living room.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Double bedroom with built in storage.
- Further double bedroom.
- Bathroom presented as a shower room comprising WC, wash hand basin, vanity storage and shower cubicle.
- Gas central heating.
- Double glazing.
- Communal garden to the rear.
- On street parking.



Location

Cadiz street, is part of the popular Shore area with amenities, including Michelin Star restaurants, bistros, bars, takeaways, cafes and independent boutique shops. Generally, Leith is a vibrant district east of the city at the mouth of the Water of Leith. There is a superb range of local shopping outlets on hand, whilst Princes Street, The Playhouse Theatre and Omni Centre, featuring a multiscreen cinema, are within easy reach. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Leith Links, health clubs, and a swimming pool. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

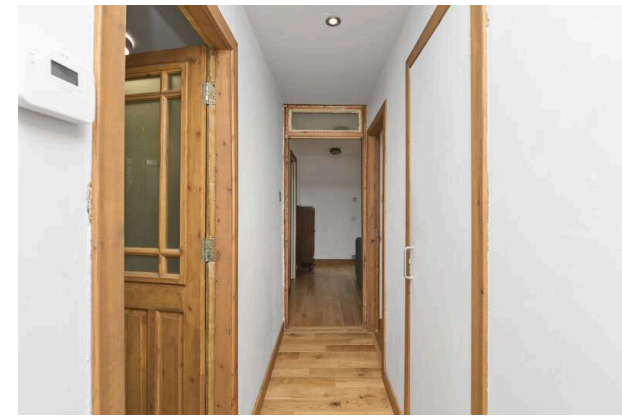
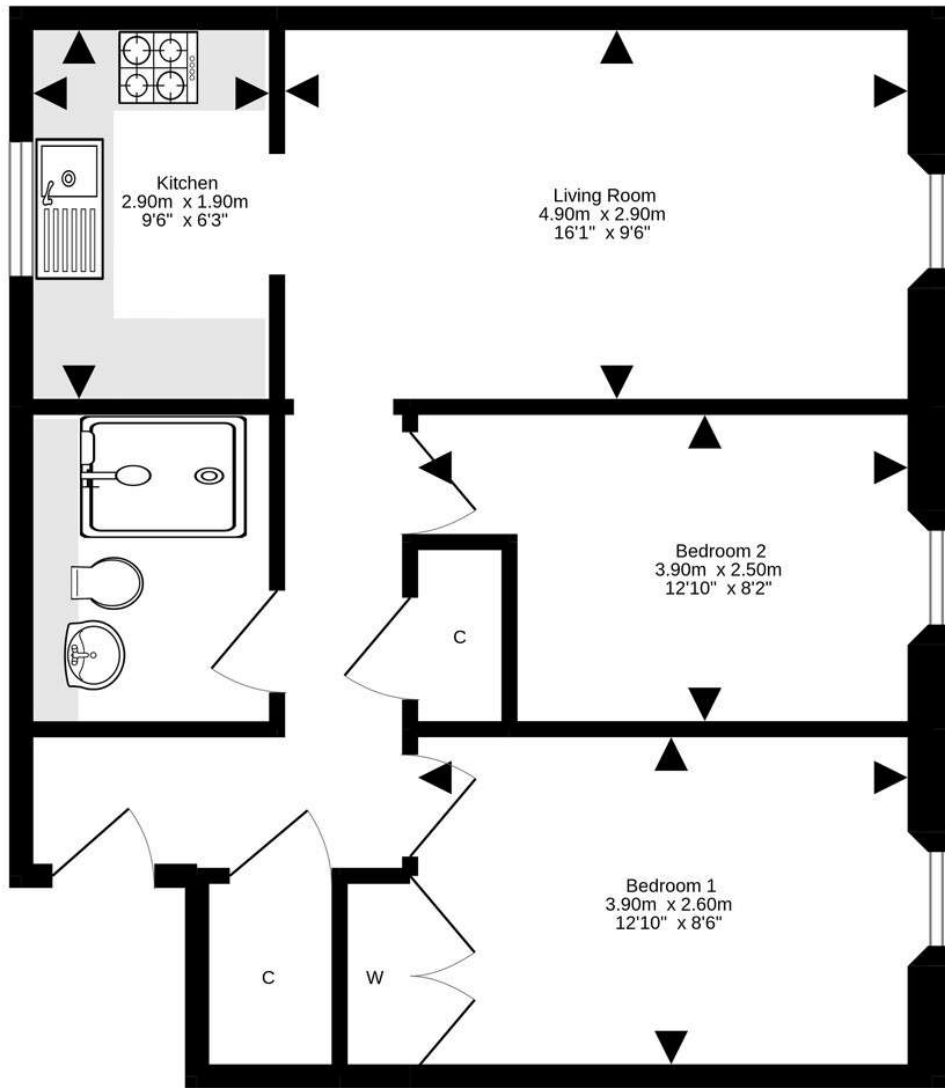
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and all floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

