

**13 Cathcart Place
Edinburgh EH11 2HD**

Offers Over £295,000

- Entrance vestibule and hallway with large storage cupboard
- Living room with ornate cornicing, original sash in case windows, decorative fireplace and box room
- Kitchen/diner with a range of well fitted wall and floor mounted units, breakfast bar, gas hob and electric oven and some white goods included
- Two double bedrooms with master featuring large built in wardrobe
- Shower room with two-piece suite and mains rainwater shower head
- Additional toilet
- Gas central heating
- Well kept communal garden and private front garden area with flower beds
- On-street parking



1



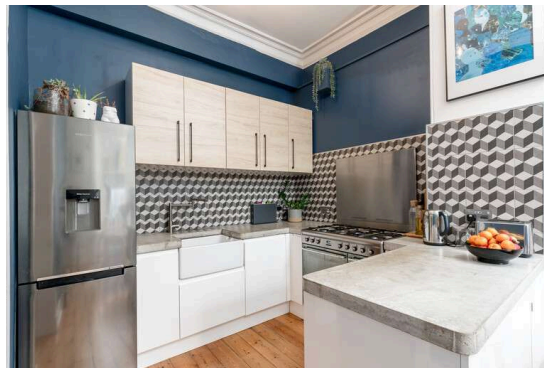
2



1



EPC D



Maindoor Flat

Blair Cadell are delighted to bring to market this immaculate two bed maindoor flat with superb links to the city centre. In turn key condition, the property would be ideal for the young professional or buy to let investor and viewings are a must.

The accommodation comprises of a welcoming entrance vestibule opening to a large hallway with a useful storage cupboard. A delightful living room featuring beautiful ornate cornicing, original sash in case windows, a lovely decorative fireplace and an excellent box room off it which would be the perfect home office. There is a stylish kitchen/diner which is perfect for hosting friends and family that features a range of wall and floor mounted units, gas hob and electric oven, breakfast bar for meals on the go and some white goods which are included in the sale. There are two generous double bedrooms with the master featuring a large wardrobe offering plenty of useful storage space. A sleek shower room with a two piece suite and mains walk in shower with a fantastic rainwater shower head. An additional toilet, gas central heating throughout and a lovely communal garden to the rear of the property along with private front with fantastic flower beds. On-street parking is also available.

Cathcart place is located to the west of the city centre which can be easily accessed by a frequent public transport services that runs close by. For the commuter Haymarket Station is a ten minute walk away and there is also swift access to the west and the central motorway network via the A8. The area has a wide variety of shopping facilities that include a Sainsbury's, Lidl and Aldi stores and a wide variety of specialist shops in Gorgie and Dalry. Recreational facilities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park plus a host of popular cafes, bars and restaurants perfect for a night out with loved ones.

Viewing by appointment on 0131 337 1800

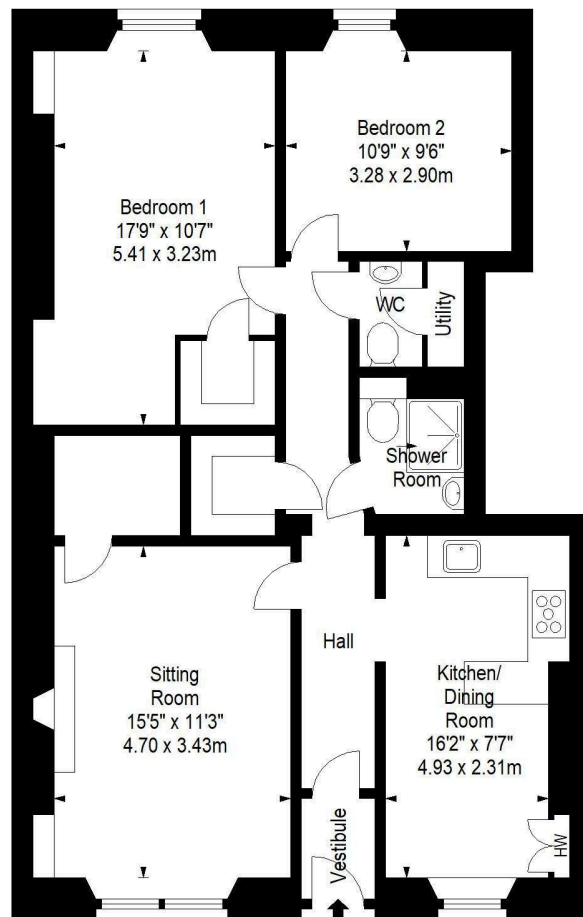
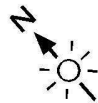




**Cathcart Place,
Edinburgh,
Midlothian, EH11 2HD**



Approx. Gross Internal Area
909 Sq Ft - 84.45 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Ground Floor

