



7/14 CADIZ STREET

LEITH, EDINBURGH, EH6 7BJ



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VMH SOLICITORS



7/14

CADIZ STREET

Appealing to professionals and rental investors, this quietly-situated top/third-floor tenement flat boasts a sunny and spacious reception room with open access to a modern kitchen, a double bedroom incorporating good built-in storage, a shower room, and a separate WC. The flat benefits from access to a communal rear garden and lies a stone's throw from The Shore's fashionable bars and eateries.

Features

- Prime city location
- Third/top-floor tenement flat
- Secure entry system
- Entrance hall with storage
- South-facing living/dining room
- Modern kitchen
- Double bedroom with storage
- Shower room and separate WC
- Communal rear garden
- On-street permit parking
- Fischer Future Energy Efficient Heat System



EPC Rating - F

Home Report Value - £150,000

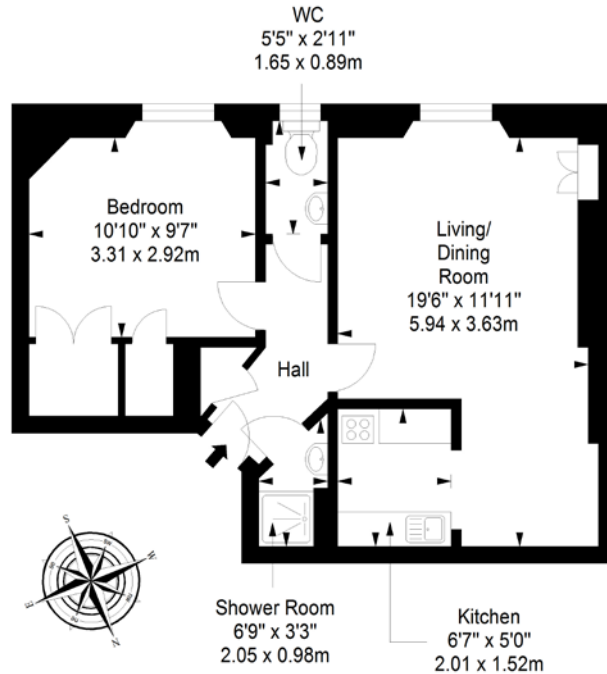
For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor and window coverings and light fittings are included in the sale.

Third Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 44.2 sq. metres (475.8 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.