

4 (3F3) Salmond Place, Abbeyhill Edinburgh, EH7 5ST

OFFERS OVER £145,000



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- Top floor flat in traditional stone tenement
- Living room with small fitted kitchen off
- Double bedroom and shower room
- Gas central heating
- Communal rear garden and entry system
- Midway Meadowbank Retail Park and easter Road
- Handy for Holyrood and Waverley Rail Station
- EPC E

Description

This top floor flat (40 sqm) would be a perfect 'first step' on Edinburgh's property ladder and is equally suitable as a convenient Pied a Terre or investment opportunity. The building is quietly located at a slightly lower level than London Street and right beside the peaceful Abbeyhill Colonies. It is a classic previously refurbished end of terrace stone tenement (comprising 16 flats) thought to date back to 1890. Flat 15 has character but would greatly benefit from cosmetic improvements including a repair to one ceiling (which occurred 5 years ago prior to a major roof repair). Original features including stripped floors, sash-and-casement windows, cornicing and panelled doors have been retained. There is a living room having an original open fireplace and an access doorway into the internal fitted kitchen featuring gas hob and hood. The bedroom is a double and there is also an internal shower room with white fittings.





Central Heating

Gas central heating is installed with panel radiator.

Garden

There is an enclosed communal garden to the rear of the building.

Location

Lying parallel to London Road, Salmond Place adjoins Carlye Terrace of the Abbeyhill Colonies which has charming gardens and a distinctive linear street pattern. Although a predominantly urban area surrounded by shops, pubs, cafes and restaurants, it is surprisingly quiet. The very modern Meadowbank sports stadium, Easter Road and Holyrood Park are very close. A few yards away is a bus stop with numerous choices providing easy access across the City and even down to East Lothian. The new trap stop at Picardy Place/Omni Centre is only one mile away.

Extras

The oven, gas hob, washing machine, fridge/freezer are included in the sale price.

Valuation

It has been valued for mortgage purposes at £150,000 which reflects its current condition. The Home Report is available via the ESPC web site.

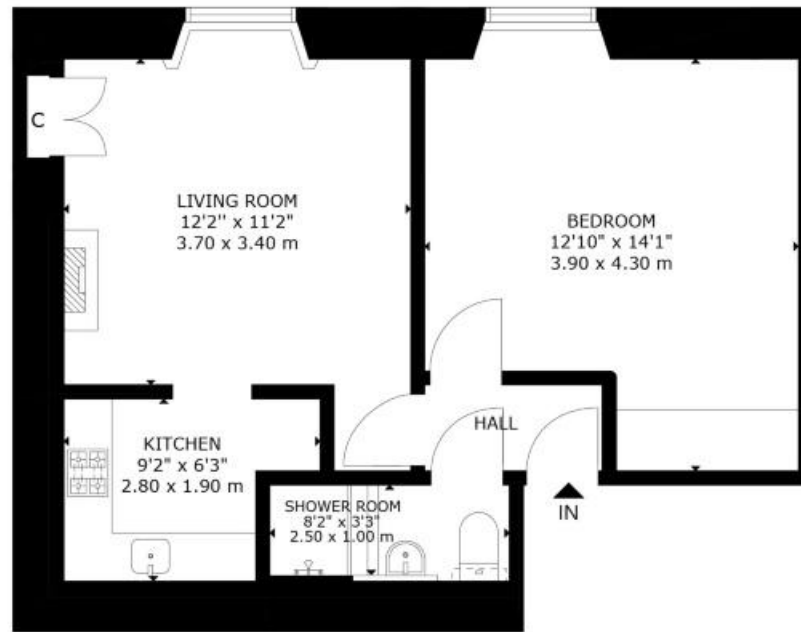


Council Tax and EPC

The property lies in Council Tax Band A and has an E rated Energy Performance Certificate.

Viewing

To view telephone Agent on 0131 243 1235 or 075958 20611.



THIRD FLOOR

4/15 SALMOND PLACE, EDINBURGH, EH7 5ST
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 428 SQ FT / 40 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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