

**73 Bingham Avenue, Bingham
Edinburgh, EH15 3HY**

FIXED PRICE £175,000



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- South facing 2-bedroomed 1960's terraced house
- Living/dining room and modern refitted kitchen/appliances
- 2 double bedrooms and stylish shower room
- Double glazing and GCH
- Upgraded in recent years and offering scope for rear extension
- Full width paviour driveway and long fully fenced rear garden
- Mature estate and excellent commuter base
- EPC D

Description

This 1960's brick-built terraced house is south facing and also enjoys an attractive outlook and direct access to the parkland behind. The property has benefitted from several improvements including the refitting of both the kitchen and shower room in 2022. It has a very practical layout (64 sqm) and great potential for a rear extension (subject to necessary consents). There is a comfortable living/dining room with windows to both front and rear. Hardly used, the refitted kitchen includes the integrated oven, hob and hood. Both double bedrooms (featuring fitted wardrobes) and very modern shower room (previously a bathroom) with white sanitary ware are found on the upper floor.





Central Heating and Double Glazing

This is a warm and sunny home having gas central heating (combi boiler) complemented by replacement PVC double glazing.

Garden

The low-maintenance front garden is fully paved creating off-street parking for two vehicles. Recent high-level fencing has fully enclosed the longer than average (and very private) rear garden. It would also prove easy to keep and a gate opens into the open parkland behind.

Location

Number 73 enjoys a prime spot setting on this mature estate being directly bounded by the park and a few yards away from a local convenience store. The district of Bingham is set back from Milton Road West and on the eastern side of Duddingston. Major City Centre attractions, fast road networks and large supermarkets are only a short drive away.

Extras

The sale price includes fitted carpets, blinds, gas hob, oven, cooker hood and shed.

Viewing

To view telephone Agents 0131 229 3399 (07595820611 outwith office hours).

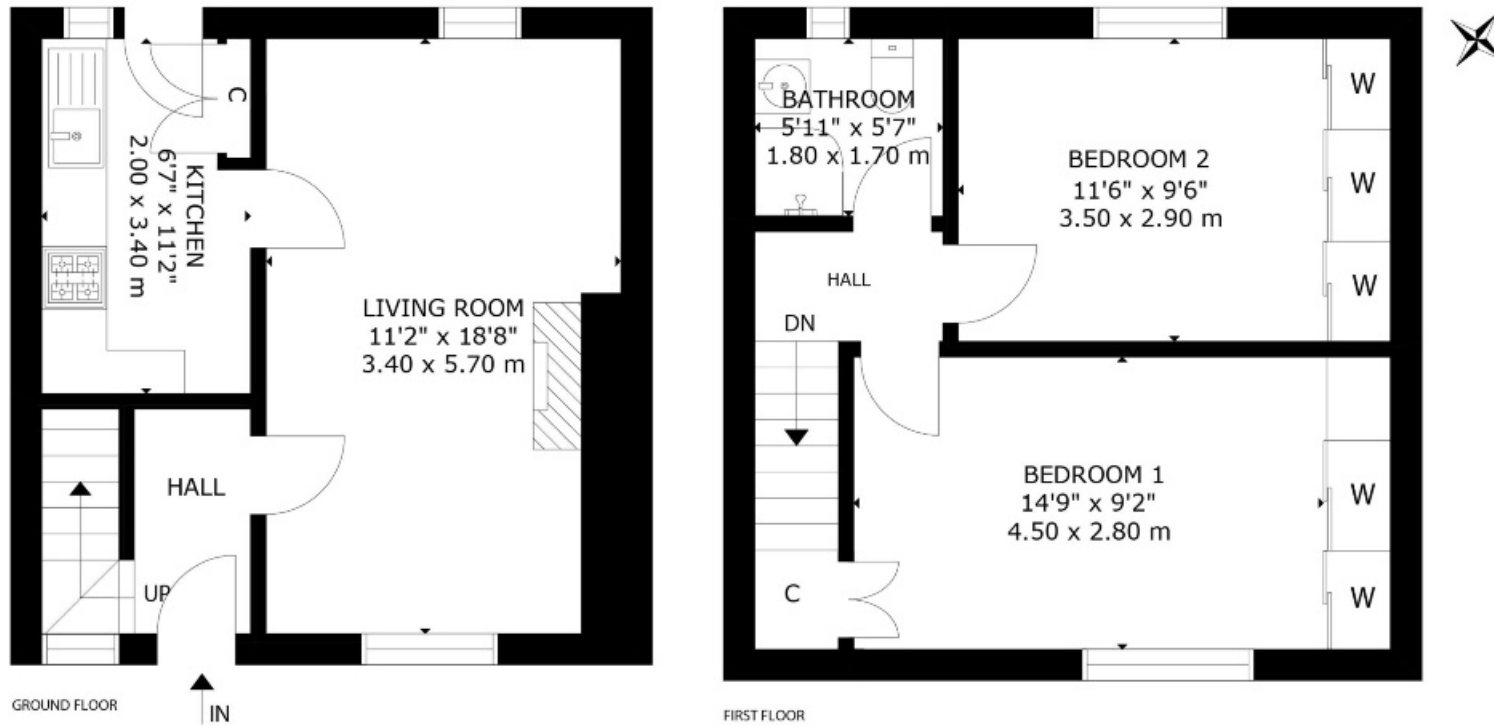
Mortgage Valuation

The mortgage valuation is £165,000 and the Home report is available via the ESPC web site.

EPC and Council Tax

The property has a D-rated Energy Performance Certificate and is in Council Tax band C.





73 BINGHAM AVENUE, EDINBURGH EH15 3HY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 725 SQ FT / 68 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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