



44a Redbraes Place, Edinburgh, EH7 4LL

Description

Beautifully presented lower villa studio flat with private entrance and located in the Broughton area, close to Leith and the City Centre. It would make an ideal starter property. It is in good condition and has access to a large shared garden with drying area and has unallocated unrestricted off street parking nearby.

The accommodation comprises:

- Entrance hall deep storage cupboard and further cupboard housing the hot water heater
- Spacious open plan living / bedroom / kitchen with oak style laminate flooring, double built-in wardrobes and windows to front with south westerly aspect
- The kitchen area is fitted with range of white gloss units, granite style laminate worktops with matching splashback and inset stainless steel sink with draining board; the appliances include an electric ceramic hob with extractor hood, washer dryer and fridge freezer
- Modern shower room fitted with pedestal wash basin, WC and corner shower enclosure with Mira electric shower; there is wall board in the shower area and a wall mounted electric convector heater



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

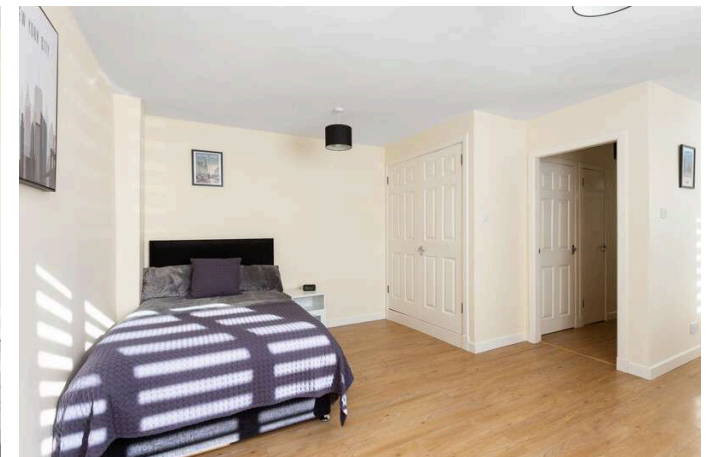


EPC RATING
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Outside and Gardens

There are shared gardens to the rear of the property with clothes drying area and paved patio.

Location

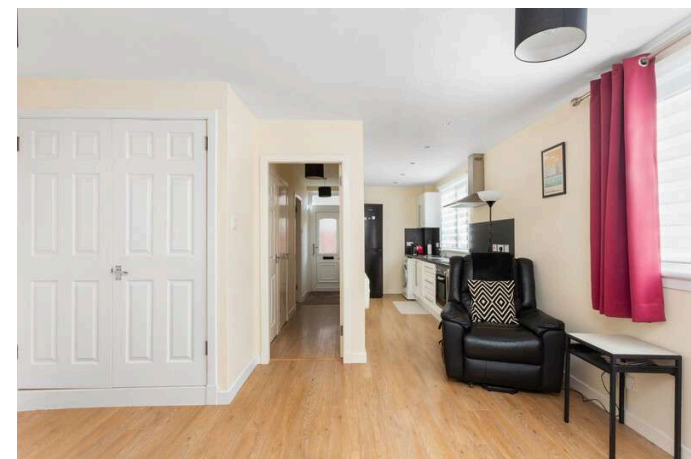
Broughton is a popular area of Edinburgh which lies a mile northeast of the city centre. There are an excellent range of bars, cafes and restaurants in the vicinity particularly at Leith Walk and at the Shore area of Leith. Waverley Station, Princes Street and the new St James Quarter are within walking distance. Other amenities locally include the Omni Centre, Ocean Terminal Shopping Centre and Newhaven pier. Green spaces nearby include Pilrig Park and Leith Links and it is well placed for the network of local cycling routes. Frequent bus services operate to the City Centre and suburbs and it is well placed for the tram which runs to the airport.

Extras

The fixed floor coverings, blinds, curtains, light fittings, wall mounted TV (if desired) and kitchen appliances are included.

Council tax

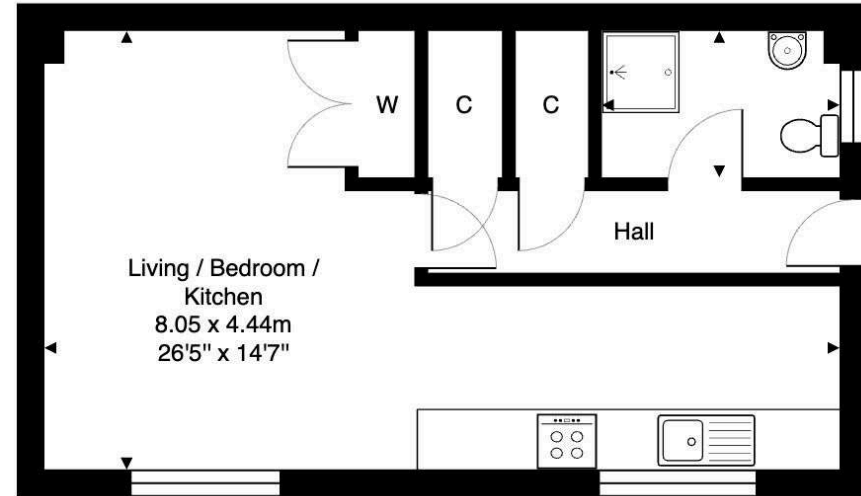
It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.





Ground Floor

Shower Room
2.41 x 1.48m
7'11" x 4'10"



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Total Area: 35.7 m² ... 385 ft²

All measurements are approximate and for display purposes only

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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