



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/12 Murano Place

Leith Walk, Edinburgh EH7 5HH

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This one bedroom top/third-floor flat lies just off bustling Leith Walk, which offers a variety of shops and a wealth of great cafés, bars and restaurants. Also benefiting from swift access into the city, the flat offers an ideal home for professionals or those hoping to invest in the rental market.

Welcoming you into the is an inviting hallway, which offers access to a handy cupboard. Directly ahead is a well-proportioned lounge and dining room, enjoying a tranquil aspect to the rear, conveniently positioned adjacent is the fitted kitchen. Completing the accommodation is a good-sized double bedroom (with built-in mirrored wardrobes) and a tasteful shower room comprising a quadrant shower enclosure. Leading off the shower room is a large store cupboard. The property benefits from secure residents parking area to the rear.

Extras: all fitted floor coverings, window coverings, light fittings, and all kitchen appliances will be included in the sale. Furniture also included in the sale price.



Property Summary

- Central city location
- Modern third floor flat
- Spacious lounge & dining room
- Fitted kitchen
- Double bedroom with built-in wardrobes
- Three-piece shower room
- Electric heating & double glazing
- Secure residents parking to rear
- EPC Rating - D | Council Tax Band - B

The development is factored by Charles White for the maintenance of the communal areas and building insurance. The cost is approx. £97 per month.

Home Report Value - £180,000



One bedroom flat, ideally situated, just off Leith Walk, with-in walking distance to the city centre



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dream property!



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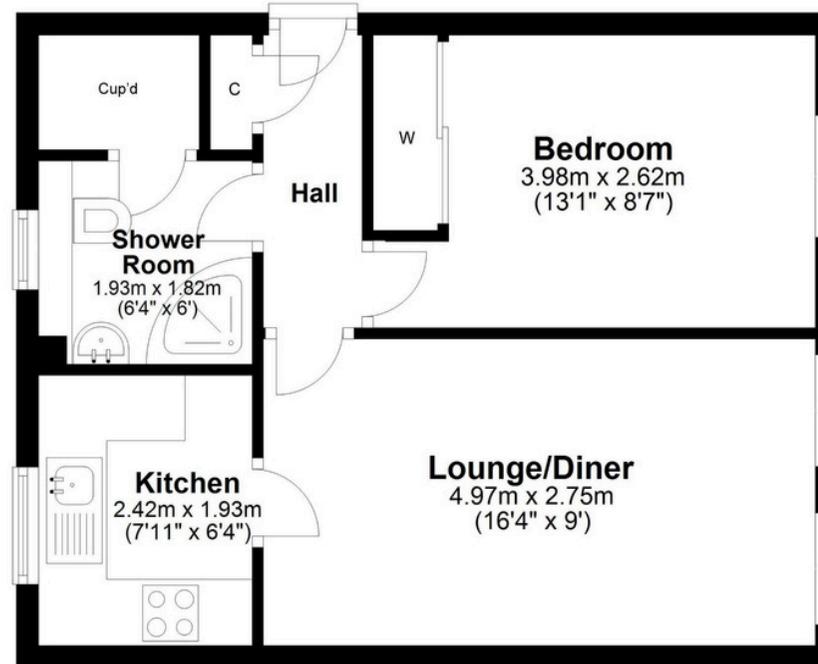
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



SECURE REAR PARKING

Location

Murano Place, is a short cul-de-sac, just off Leith Walk. A prime central location, just minutes from the city centre's east end. There is a wealth of local amenities to choose from, and the addition of the attractions offered by the city centre; great bars, restaurants and cultural venues. Within easy reach are the Omni centre, which has a cinema, a number of eateries and gym and the Playhouse Theatre. Meadowbank Retail park offers additional shopping, as well as it's sports centre and stadium, for leisure activities. Holyrood park and the Scottish Parliament are a 15 minute walk, as well as the Waverley Station and the tram network, which offers direct access to the west and Edinburgh International Airport.