





Situated in a contemporary development within easy reach of the capital, this two-bedroom, two-bathroom third-floor flat will appeal to a wide demographic, including city professionals, first-time buyers, rental investors and couples. The home enjoys a sun-filled open-plan triple-aspect living and dining kitchen with contemporary cabinetry, handy downlighters and a Juliette balcony. The flat further boasts a French-doored principal bedroom with a built-in wardrobe and an en-suite, a second double bedroom with a fitted cupboard and a three-piece bathroom with a shower overhead and towel radiator. Outside, the buyers get access to communal gardens, parking and a bin store. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Third-floor flat in a modern development
- Outstanding location near bus/rail links, shops and green space
- Secure shared entry
- Neutral interiors and modern fixtures
- Entrance hall with storage
- Sunny triple-aspect living/dining/kitchen with Juliette balcony
- Balconied main bedroom, wardrobe and en-suite
- Versatile second double bedroom with wardrobe
- Modern family bathroom
- Two private Juliette balconies
- Shared garden grounds
- Communal parking and bin store
- Double-glazed windows







"A SUN-FILLED OPEN-PLAN TRIPLE-ASPECT LIVING AND DINING KITCHEN, A FRENCH-DOORED PRINCIPAL BEDROOM AND A SECOND DOUBLE BEDROOM."





EPC RATING:

B

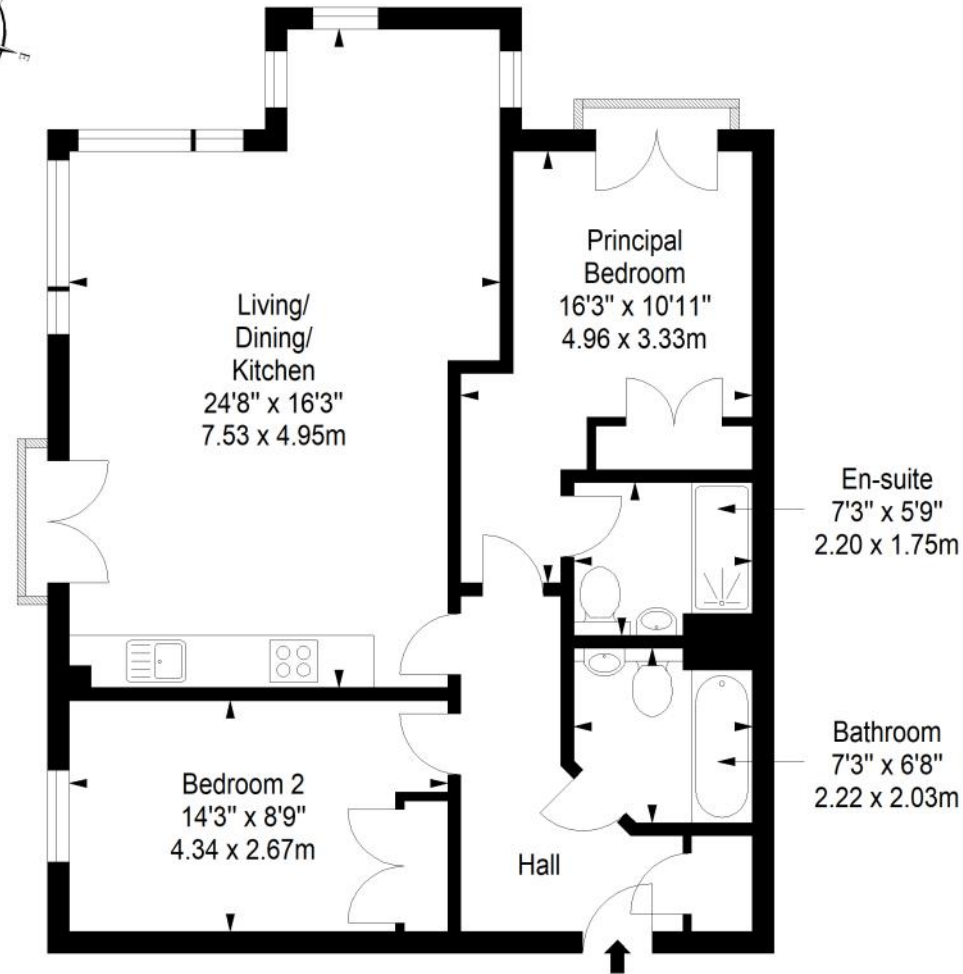
COUNCIL TAX BAND:

B

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Third Floor

Approx. 73.7 sq. metres (793.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)



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