

1/9 Ramsay Place, Portobello Edinburgh, EH15 1JA

OFFERS OVER £145,000



drummond miller

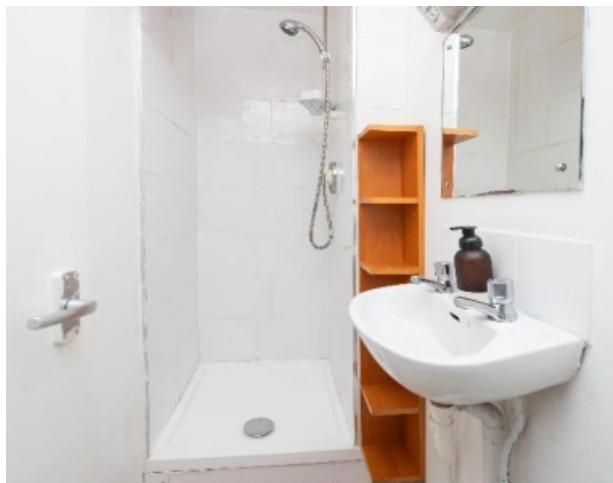


- Ideal third floor starter flat in great location
- Living room with kitchen off
- Shower room and separate toilet
- Double bedroom
- Communal rear garden
- Gas central heating
- On-street parking
- EPC D

Description

This spacious and well-maintained third floor flat in a traditional tenement is located in the ever popular district of Portobello. It would be an ideal starter flat or investment opportunity. It forms part of a traditional stone tenement (Circa 1890). The layout (40sqm) provides a comfortable living room/kitchen, a double bedroom with a cupboard and shower room with a separate toilet.





Double Glazing and Heating

The property benefits from gas central heating and UPVC double glazing.

Garden

There is a communal garden to the rear of the building accessed via a rear door.

Location

The property forms part of the sought after residential area of Portobello, set to the east of the city centre. It is only a short walk away from the esplanade, beach, swimming pool, a great selection of shops and bus services. There is an excellent selection of shops on Portobello High Street including an ALDI, a large Asda at nearby Milton Link and the Fort Kinnaird retail park is also readily accessible. For commuters, the city bypass is a short drive away and provides links to the A1, the central motorway network, the Gyle business park, RBS HQ at Gogar and Edinburgh Airport.

Valuation

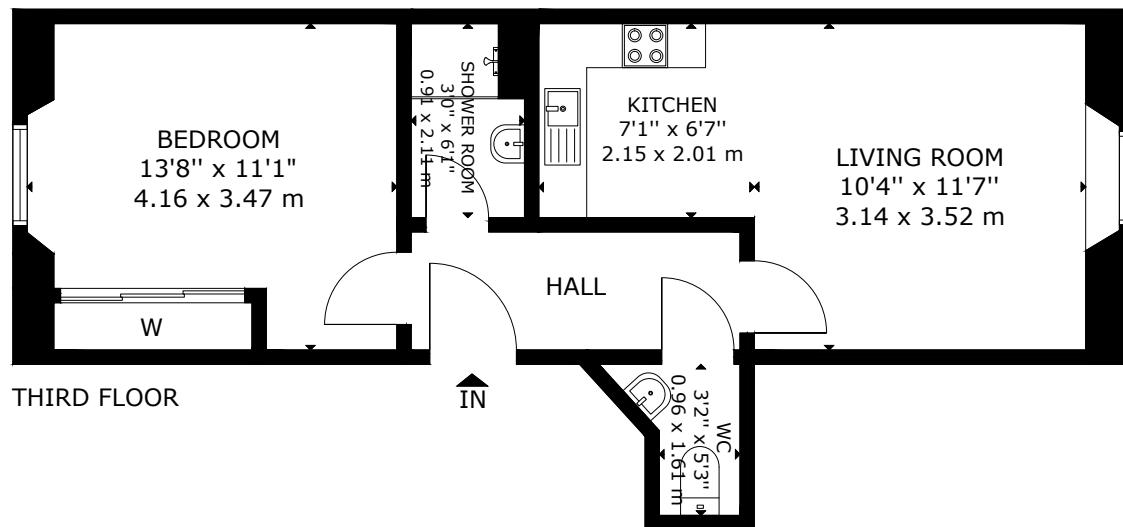
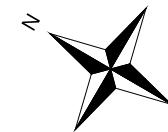
The property has been valued by surveyors at £155,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax band A and has a D rated Energy Performance certificate.

Viewing

By appointment telephone Agents on 0131 229 3399.



1/9 RAMSAY PL, EDINBURGH EH15 1JD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 409 SQ FT / 38 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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