



7 (PF2) Cathcart Place, Edinburgh, EH11 2HD

Description

Immaculately presented two-bedroom ground floor flat forming part of a traditional stone tenement close to the West End and City Centre. The property is in excellent order throughout with modern décor, high-end kitchen and luxurious bathroom. It is only a short walk to the City Centre and is likely to also appeal to young professionals. It is also well placed for commuting west to Heriot Watt and Napier Universities. It has gas central heating and double glazing.

The accommodation comprises:

- Entrance hall
- Open plan kitchen / living / dining room with a range of slate grey units, granite worktops with inset sink and appliances including gas hob, washing machine, dishwasher and fridge freezer
- Generous double bedroom to the rear with shutters and modern oak style laminate flooring
- Spacious living room, which has also previously been used as a second bedroom
- Stylish fully tiled bathroom fitted with a wash basin with vanity unit, WC, heated towel rail and bath with shower attachment



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
D



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Location

Cathcart Place is located just off Dalry Road to the west of Edinburgh's City Centre and is close to a wide range of amenities in Dalry and Gorgie, including a variety of local shopping facilities. There is a Co-operative supermarket and Lidl store within walking distance of the property and larger Sainsbury's and Asda stores only a short drive away. The property is near Haymarket railway station and regular bus services operate to the City Centre and surrounding areas including Heriot-Watt University. Leisure facilities nearby include The Corn Exchange, Craiglockhart Sports Centre, Dalry Swimming Pool, and the Fountain Park complex with its multi-screen cinema, Megabowl, restaurants and bars. The property is also conveniently situated for Edinburgh College and Napier University.

Outside & Gardens

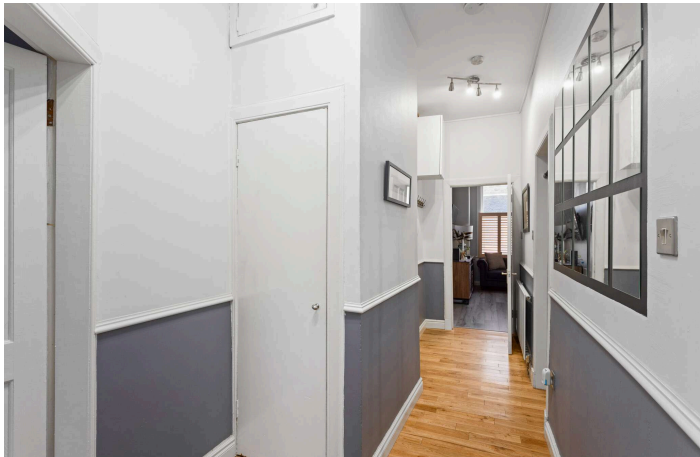
There is a communal garden to the rear of the property with clothes line for drying clothes. Parking is available on street and is a mix of resident permit and metered parking.

Extras

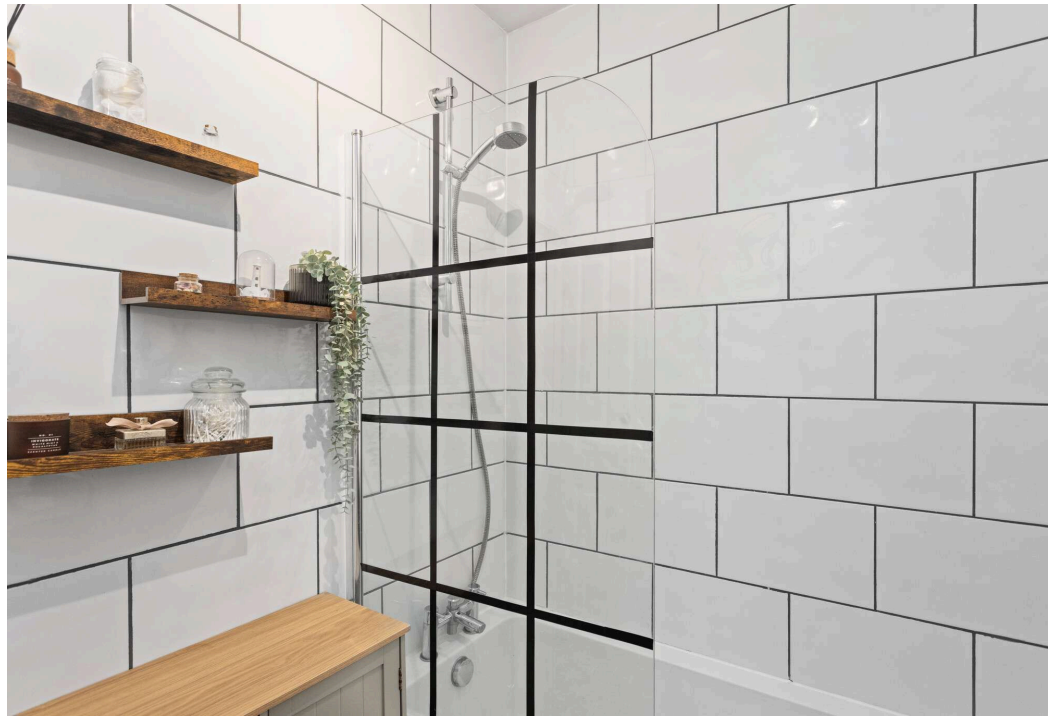
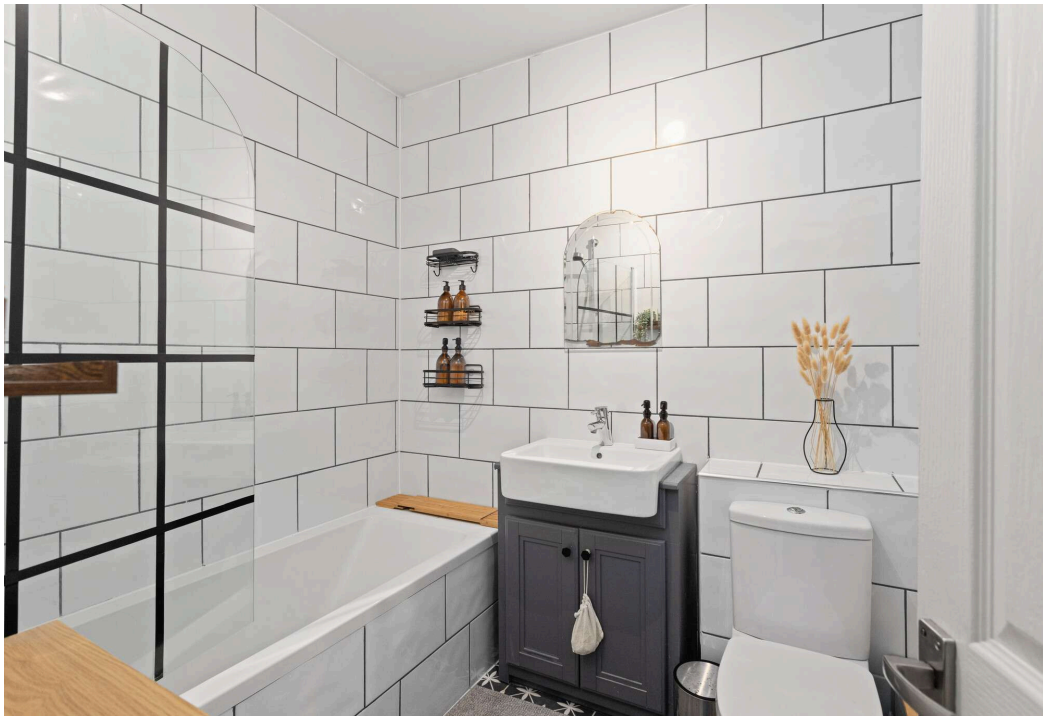
The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council tax

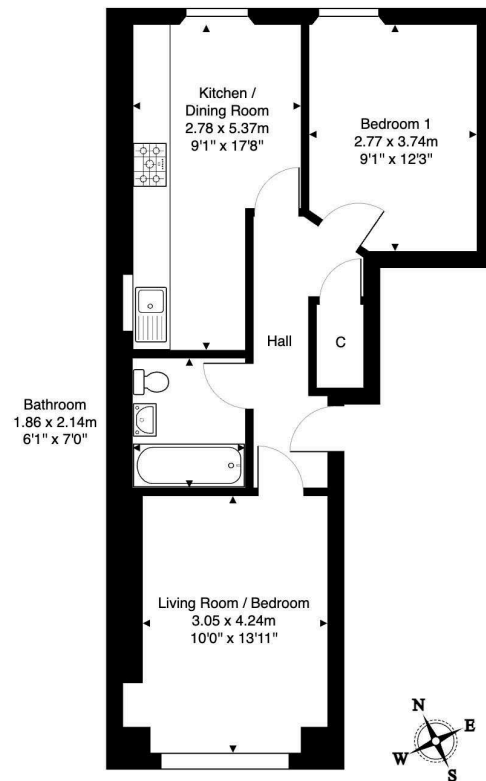
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.







7 (PF2) Cathcart Place, Edinburgh, EH11 2HD



Ground Floor

Total Area: 51.2 m² ... 551 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove