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EPC RATING: D

OFFERS OVER £240,000



STYLISHLY PRESENTED ONE BED LOWER COLONY FLAT WITH PRIVATE GARDEN IN VERY POPULAR SHANDON

Located in a quiet enclave in the popular area of Shandon is this beautifully maintained & decorated one bed maindoor Colony flat with period features & private front garden. Perfect for first time buyers, downsizers or investors. Excellent transport links into the city centre making it ideal for commuters. Great local shopping & amenities, with further, more extensive facilities available in nearby Polwarth, Chesser, Gorgie, Morningside & Bruntfield. Minutes from the open spaces of Harrison Park & the Union Canal.

VIEWING

please call 0131 4466850

PROPERTY DESCRIPTION

- Private front entrance leading to vestibule & hallway
- Good sized living/dining room with a wealth of period features including a fireplace with fuel effect gas fire, Edinburgh press, cornicing, stripped wood flooring & woodwork
- Kitchen off this room with window and wide range of white fitted units & appliances
- Spacious bedroom with feature painted wood panelling, fitted wardrobes & Edinburgh Press
- Contemporary bathroom with bath with shower over, sink & heated

- towel rail
- Separate wc with inset shelving
- Gas central heating from combi boiler located in kitchen
- Traditional wooden sash & case windows with double glazed units
- Private front garden with large lawned area, space for sitting, raised beds and a handy shed
- Resident permit on street parking

AREA

Shandon is a very popular residential area in the south of the city which offers a good range of local stores, including Margiotta, together with some lovely independent retailers & coffee shops, giving the place a lovely villagey feel. Wider shopping is available in nearby Polwarth, Slateford, Chesser, Gorgie, Bruntfield & Morningside with their excellent range of supermarkets and amenities. Harrison Park is nearby, together with the Union Canal walkway, providing great walks and outside spaces. Leisure facilities are available close by in the form of Craiglockhart and Fountain Park leisure complexes. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. Numerous bus services from the main road.

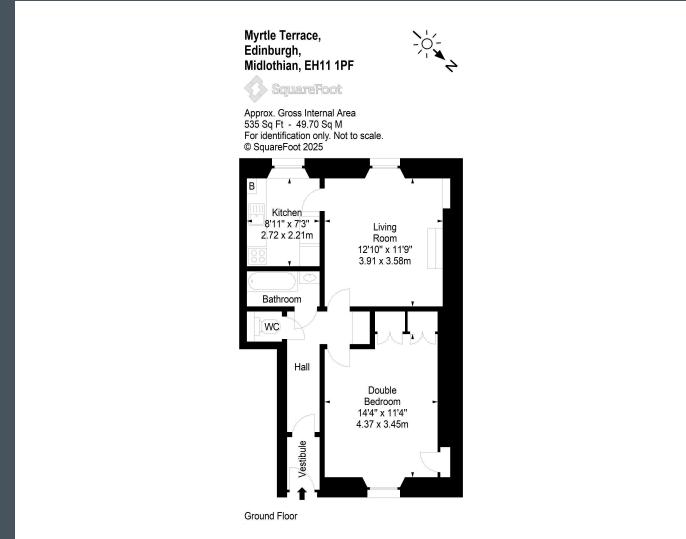
EXTRAS

The blinds/curtains, light fittings, freestanding cooker, cooker hood, freestanding slimline dishwasher, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£245,000

Living/dining room	12'10 x 11'9 (3.91 x 3.58m)
Kitchen	8'11 x 7'3 (2.72 x 2.21m)
Bedroom 1	14'4 x 11'4 (4.37 x 3.45m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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