

GORGIE

6/9 SMITHFIELD STREET EH11 2PJ

OFFERS OVER £88,000

- Spacious, rear facing, second floor flat in a traditional stone tenement
- Entrance hallway, living room with flame effect gas fire and dining recess, separate fitted kitchen, double bedroom and bathroom with shower
 - Modern fitted kitchen
- Well appointed bathroom/shower
 - Gas central heating
 - UPVC double glazing
 - Refurbished tenement
 - Entryphone

VIEWING:

Thursday 7pm-9pm Sundays 2pm-4pm or Telephone 07709 309 250



Excellent, modernised second floor flat in refurbished tenement in highly popular area of the City. Close to excellent transport links and within walking distance of City Centre. The property is in move in condition and early viewing is recommended.

Entrance Hall (8'9" x 5')

Spacious entrance hall with good sized storage cupboard with shelving and coat hooks providing ample storage. Central ceiling light. Boxed in meters at high level. Entry phone hand set. Central heating radiator. Double power point. Phone point. Fitted carpet.

Living Room (19' plus window recess x 10'3")



Large living room with dining recess and double glazed window to rear. Marble fire place, hearth and inlay with brass living flame gas fire. Cupboard housing central heating boiler and providing further storage. Additional cupboard at high level. Shelved wall press with display area over lit by halogen light. Twin ceiling lights. Telewest telephone and television point. Central heating radiator. Five double power points. Curtain rail and curtains. Fitted carpet.

Kitchen (7'4"x 6'5")



Modern, well equipped kitchen accessed off the living room, fitted with ample base and wall units and stainless steel sink and drainer with mixer tap. Tiled splash backs. Three double power points at upper level plus dedicated points. Brushed steel integral electric hob and electric oven. Integral automatic washing machine. Fridge with cool box. Central heating radiator. Small breakfast bar area. Under unit lighting. Triple halogen ceiling light. Extractor fan. Vinyl flooring.

Bedroom (10' x 13'11" plus window recess)



Spacious double bedroom with double glazed window to rear. Central ceiling light. Curtain rail and curtains. Four double power points. Wardrobe together with matching chest of drawers and bed side cabinet included. Central heating radiator. Fitted carpet.

Bathroom (7'2" x 4'7")

Good sized bathroom equipped with three piece white suite and frosted double glazed window to rear. Medicine cabinet and wall mirror. Fully tiled to ceiling level around bath and to dado level elsewhere. Chrome fittings and shower mixer tap. Shower curtain and rail. Four recessed halogen spot lights. Central heating radiator. Wall mounted, chrome tidy unit. Vinyl flooring.

External

Shared rear green

Extras

Automatic washing machine, fridge, wardrobe, chest of drawers and bedside cabinet, three feature wall mirrors in dining recess, all fitted carpets, curtains, curtain rails and light fittings.



Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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