

GORGIE

10 (Flat 8) Newton Street EH11 1TF OFFERS OVER £97,000

Second floor flat in newly refurbished block.

Recently decorated and in move in condition. Sunny, west facing aspect.

UPVC double glazing, Gas central heating with combi boiler.

Recently installed kitchen and shower room. Laminate floors.

Landscaped, shared rear green.

Viewing: Thursdays 6.30pm-8.30pm Sundays 2pm-4pm. Or tel 07951 311 901
or agents on 0131 346 0099



Excellent one bedroom flat in the ever popular Gorgie area of the city located at the top of a cul de sac off Gorgie Road. The tenement has very recently undergone a comprehensive programme of repair and upgrading which has included renewal of stonework and roof repairs. Internally, the kitchen and shower room have recently been refitted and laminate wood floors have been installed. The property benefits from full double glazing and gas central heating powered by a combi boiler. The accommodation comprises:

Entrance Hall (9'6" x 3'3")

Provides access to all accommodation. Central ceiling light. Boxed in electricity meter. Entry phone hand set. Single power point. Laminate floor.

Living Room/Kitchen (18' at longest x 12'7")

Livingroom



Good sized livingroom with twin windows with good views to Southwest. Large walk in cupboard/store with central ceiling light and power point with potential for use as a small computer work station. Further walk in cupboard with ceiling light, power point shelf housing gas meter and providing further storage. Twin central heating radiators. Ceiling cornice. Triple ceiling light with Halogen fittings. Four double power points. Telewest telephone and television. Terrestrial aerial. Window seat. Twin, wooden venetian blinds. Laminate floor

Kitchen area

Recently fitted kitchen in beech finish with brushed steel handles. Stainless steel gas hob and electric oven. Recycling hood with down lights. Automatic washing machine and fridge both included (but no warranty given as to condition). Splash back tiling. Stainless steel sink and drainer with mixer tap. Three double power points with chrome finish. Ceiling light. Laminate floor.

Bedroom

(12'6" x 11'10" including space occupied by fitted wardrobes)

Spacious double bedroom again with West facing window on to Newton Street. Two double fitted wardrobes in birch finish with twin full height mirrors, both with hanging rail and shelf. Ceiling coving. Triple ceiling light with halogen fittings. Cast-iron curtain rail. Venetian blind. Cupboard housing combi central heating boiler and providing additional storage space. Two double and one single power points. Central heating radiator. Laminate floor.



Shower room

(11'6" at longest x 4'4")

Large shower room, recently fitted with white three piece suite and fully tiled to ceiling level around suite. Chrome fittings. Glazed shower cubicle with brushed aluminium trim. Electric shower. Ceiling coving. Twin ceiling lights. Extractor fan. Central heating radiator. Medicine cabinet with twin mirrors. Quarry tiled floor.



Externally

Shared rear green recently landscaped with enclosed by stone wall.

Extras

Blinds, curtains and the washing machine and fridge (no warranty is given as to their condition).

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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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