

Abbeyhill

28 (Ground Flat Right) Montrose Terrace EH7 5DL



FIXED PRICE £119,995

- Newly refurbished ground floor conversion in traditional stone tenement
- Hall, living room open plan to new fitted kitchen, double bedroom, new shower room, utility area and new WC.
- Gas Central heating
- Partial double glazing
- Excellent, open outlook to Arthur's Seat from Bedroom to rear of flat

Viewing

By appointment only

Telephone: 07773 775 452

This is a stunning ground floor flat in a traditional tenement close to excellent amenities including Arthur's Seat & Meadowbank as well as being within walking distance of the city centre. Recently refurbished to a very high standard the property has a stylish oak & granite kitchen, tiled shower room, bedroom & separate WC.

The accommodation comprises:

Hall (9'1" x 3'4")

Provides access to all accommodation. Twin recessed ceiling lights. Hard wired smoke detector, central heating control panel. Newly fitted carpet.

Livingroom/Kitchen (21'3" x 11'10")

Living area



This is a large bright living area to front with large twin double glazed windows. Ornate ceiling cornice and ceiling rose. Dado rail and ceiling light. Two central heating radiators. Window seating area housing electric meter. Three double power points. Newly decorated and with fitted carpet.

Kitchen Area



Stunning newly fitted kitchen with ample base and wall units in natural wood and black solid granite worktop. Circular stainless steel sink with mixer tap. Integrated dishwasher and integrated fridge included. Stainless steel hob and oven, integrated cooker hood. Under unit lighting. Two double power points at upper level plus dedicated points. Central heating radiator. Triple ceiling light. Tiled floor.

Bedroom (11'10" plus window recess x 8'9")



Situated to the rear of the property an excellent double bedroom with open aspect over shared rear garden and with excellent views to Arthur's Seat. Three double power points. Cupboard housing combi boiler with storage cupboard over. Thermostat control. Further high level storage cupboard. Central heating radiator. Central ceiling light. New fitted carpet.

Shower room (5'1" x 3'10")

New fully tiled fitted shower room with Mira power shower and white shower base. Separate white sink unit with chrome mixer taps. Recessed spotlights. Extractor fan. Chrome towel rail. Wall mirror and cabinet. Tiled floor.

WC Compartment (4'9" x 4')

Partially tiled room with white two piece suite. Mirrored cabinet. Boxed in cistern and sink with shelf and cupboard below. Chrome fittings. Tiled floor.

Utility area

Located off the hall and containing an automatic washing machine. Fitted cupboard units over and worktop. Recessed ceiling light. Tiled floor.

Externally

Private under stairs storage area
Shared rear green

Extras

The new carpets together with the integral appliances are all included in the purchase price.



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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