

# GRIGOR ♦ HALES

SOLICITORS & ESTATE AGENTS

## GORGIE 6/5 SMITHFIELD STREET



**FIXED PRICE £124,995**

TASTEFULLY DECORATED FIRST FLOOR FLAT WITH QUIET LOCATION SITUATED TO THE REAR OF THIS TRADITIONAL STONE BUILT TENEMENT. THE ACCOMMODATION COMPRISES:- HALL, LOUNGE, OPEN PLAN FITTED KITCHEN, DOUBLE BEDROOM, BOX/BEDROOM AND BATHROOM WITH SHOWER. THIS PROPERTY ALSO BENEFITS FROM UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING WITH COMBI BOILER AND NEW PINE DOORS THROUGHOUT.

**VIEWING:-**

SUNDAYS 2.00 - 4.00 PM OR BY  
APPOINTMENT TELEPHONE AGENTS ON 0131 313 5556

**e-mail: [mail@grigorhales.com](mailto:mail@grigorhales.com)**

ESTATE AGENCY BRANCHES

162 DALRY ROAD, EDINBURGH, EH11 2EG, TEL: 0131-313 5556, FAX: 0131-313 3559 -  
44 EAST MAIN STREET, BROXBURN, EH52 5AE, TEL: 01506 507101

### HALL

Enters from well maintained common passage and stair. Walk in storage cupboard. Entryphone handset. Radiator. Fitted carpet.

### LOUNGE (13' x 9'10")



Window to rear. Display recess with sandblasted glass shelving and Eyeball spotlight. TV aerial point. Telephone point. Radiator. Laminate wood floor.

### OPEN PLAN KITCHEN (6'5" x 5;10")



Good selection of modern kitchen units in beech with co-ordinated worktop surfaces and integrated fridge. Brushed stainless steel gas hob and oven and electric integrated extractor hood. Stainless steel sink and drainer with mixer taps and splash tiling. Plumbing for automatic washing machine. Laminate wood floor.

### DOUBLE BEDROOM (11'5" x 9'6")



Window to rear. Fitted wardrobes along one wall. Radiator. Fitted carpet.

### BOX/BEDROOM (7'10" x 5'11")

Astragal glazed door to lounge. Radiator. Laminate wood floor.

### BATHROOM (6'3" x 4'0")



Window to rear. Three piece suite in white. Electric shower. Heated towel rail. Splash tiling. Eyeball spotlights. Opaque astragal glazed door to hall Vinyl floor covering.

### EXTRAS

Carpets, gas hob, oven and extractor hood, fridge, automatic washing machine and bathroom accessories.

### ENTRY

Negotiable.

## **DIAL ♦ A ♦ QUOTE**

- ❖ FULL ESTATE AGENCY SERVICE
- ❖ FREE PRE-SALE VALUATIONS
- ❖ FIXED FEE CONVEYANCING
- ❖ NO SALE NO FEE

## **0131 - 313 5556**



THESE PARTICULARS WHILST BELIEVED TO BE CORRECT CANNOT BE GUARANTEED AND NO WARRANTY IS GIVEN. PURCHASERS MUST SATISFY THEMSELVES IN ALL RESPECTS. MEASUREMENTS ARE FOR GUIDANCE ONLY.