

GRIGOR ❖ HALES

SOLICITORS & ESTATE AGENTS

SLATEFORD 74/9 SLATEFORD ROAD



OFFERS OVER £145,000

STYLISHLY DECORATED SECOND FLOOR FLAT FORMING PART OF A TRADITIONAL STONE BUILT TENEMENT IN A POPULAR RESIDENTIAL AREA. THE ACCOMMODATION, MORE PARTICULARLY DESCRIBED OVERLEAF, COMPRISES:- HALL, LOUNGE, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM WITH SHOWER. THIS PROPERTY ALSO BENEFITS FROM UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT.

VIEWING:

SUNDAYS 3.00 - 5.00 PM

OR BY APPOINTMENT TELEPHONE 07967 960434 OR AGENTS.

e-mail: 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. Entryphone handset. Walk in storage cupboard with plumbing for automatic washing machine and gas boiler. Additional storage cupboard with shelving. Eyeball spotlights. Radiator. Fitted carpet.

LOUNGE (16'7" x 9'11")



Double window to front. Living flame gas fire with original fireplace. Ornate cornice and ceiling rose. Edinburgh Wall press. TV aerial point. Radiator. Fitted carpet.

KITCHEN (8'1" x 5'10")



Good selection of modern kitchen units with co-ordinated worktop surfaces and concealed downlighters. Modern sink unit with mixer tap and tiled splashback. Fitted gas hob, electric oven and extractor hood. Plumbing for dishwasher. Eyeball spotlights. Ceramic floor tiles.

BEDROOM 1 (13'3" x 9'4")



Window to rear. Built in wall press with storage cupboard underneath. Mirror door wardrobe units along one wall. Cornice and ceiling rose. Telephone point. Radiator. Fitted carpet.

BEDROOM 2 (13' x 10')

Window to rear. Mirror door wardrobe units along one wall. Cornice. Radiator. Fitted carpet.

BATHROOM (8'4" x 4'1)



Window to rear. Three piece suite in white. Combi shower over bath. Shower screen. Splash tiling. Cornice. Spotlights. Radiator. Fitted carpet.

EXTRAS

Fitted carpets, light fittings, living flame gas fire, gas hob, electric oven and extractor hood 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.