

DALRY

31 (PF) DUFF STREET EH11 2HT



OFFERS OVER £69,000

- Large ground floor studio flat.
- Double glazing.
- Gas central heating.
- Refurbished tenement maintained by Edinburgh Stair Partnership.
- Well maintained shared rear green.
- Accommodation comprises: Entrance hall, living room/bedroom, separate kitchen and shower room.

Viewing:

**Thursdays 7.00 – 8.00 pm, Sundays 2.00 – 4.00 pm
or by appointment telephone 07884 086 092**

Quietly located, ground floor studio flat with separate kitchen and good sized shower room. The property benefits from full gas central heating, UPVC double glazing and has good sized storage cupboards. Dalry Road, with its frequent bus services to and from the City Centre, is a short walk away and there is permit parking in the street. The accommodation, in more detail comprises:

ENTRANCE HALL 12' x 6'9" at longest and widest.

T shaped entrance hall. Two large cupboards, one with hanging rail and the other housing water tanks and shelf for airing. Double power point. Central heating radiator. Central ceiling light. Meters at high level. Fitted carpet.

LIVING ROOM/BEDROOM

13'10" plus window recess x 10'4"



Well proportioned room with window giving open aspect. Central ceiling light. Central heating radiator. Three double power points. Cable television point. Telephone point. Venetian blind. Fitted carpet.

KITCHEN 10'6" x 7'10" at longest and widest.

Good sized kitchen, again with open aspect. Stainless steel sink and drainer and fitted floor units. Space for electric cooker (included). Plumbed for automatic washing machine and space for fridge freezer (both also included). Tiled splashbacks. Three double and one single power points. Modern central heating boiler vented externally (presently under contact with Scottish Gas). Central ceiling light. Window blind. Vinyl floor.



SHOWER ROOM

14'1" x 3'10" (plus space occupied by shower cubicle).



Large shower room with window to front. Triple halogen light fitting. Central heating radiator. Shower cubicle with curtain containing electric shower. WC and sink. Window blind. Vinyl floor.

EXTERNALLY

Well maintained, west/south facing shared rear green with drying poles and wooden seating.

EXTRAS

All fitted carpets, the electric cooker, washing machine, fridge freezer in the kitchen and the sofa, television set, small unit and shelving unit in the living room.



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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