

MORNINGSIDE

3/1 Belhaven Place EH10 5JN
FIXED PRICE £135,000

- Newly refurbished ground floor flat in modern purpose built block
- South and West aspects over attractive, landscaped communal grounds.
 - Private allocated parking space.
- Entrance hall, living room, new fitted kitchen, double bedroom and new fitted bathroom.
 - Good cupboard space.
 - Double glazing and gas central heating

VIEWING Thursdays 7pm-8.30pm Sundays 2pm-4pm Or telephone 07773 775 452



This immaculate ground floor flat (Entryphone – Ross) occupies an excellent location in the heart of Morningside near the corner of Balcarres Street and Morningside Road. Access is via a courtyard with feature central garden to a carpeted well maintained communal entrance hall with ornamental shrubs.

Entrance hall (10' x 3'3")

Triple halogen ceiling spotlight. Coat hooks. Central heating radiator. Single power point. Fitted carpet.

Living room (18'3" x 10'9")



Large living room with twin windows facing south looking over the landscaped private grounds. Central heating radiator. Two double and one single power points. Television point. Telewest connection. Triple halogen ceiling light. Three halogen wall lights. Telephone point. New fitted carpet.

Kitchen (10' x 8'1")



Newly fitted kitchen with ample base and wall units in birch effect finish. Butcher block style worktops. Stainless steel one and a half bowl sink and drainer. Brushed steel electric hob and oven with recycling cooker hood. Triple halogen ceiling light. Automatic washing machine. Cupboard housing Potterton boiler. Tiled splash backs. Central heating radiator. Three single power points at upper level plus dedicated points for washing machine and fridge freezer. West facing double glazed window overlooking private grounds.

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.

Double bedroom (13'7" x 8')

Accessed from living room and having large built-in wardrobe with hanging rail and shelves over providing copious storage. Further large cupboard housing hot and cold water tank, electricity meter and fuse board, providing additional storage. South facing double glazed window. Central heating radiator. Three single power points. Telephone point. Television point. Triple halogen ceiling light. Fitted carpet.

Bathroom (8' x 6'2")



Large, tiled bathroom with new three piece white suite. Electric shower over bath with shower screen. Central ceiling light. Large storage cupboard with hanging rail. Chrome fittings. Wall mirror with light housing shaver point. Central heating radiator. Extractor fan. Tiled floor.

Communal grounds



Well tended, landscaped communal grounds with lawn, selection of shrubs and trees provide a pleasant outlook. The common courtyard also has a central garden area.

Parking space

The property has its own private allocated parking space.

Extras

New fitted carpets and fridge freezer and washing machine.



t: 0131 346 0099
f: 0131 337 3751

e: mail@finlaysons.com, w: finlaysons.com