

WESTER COATES

FLAT 2, 4 WESTER COATES ROAD, EH12 5LU OFFERS OVER £180,000

- *Immaculate, modern, two double bedroomed ground floor flat with elevated aspect in modern development.*
 - *Exclusive residential area.*
 - *Private garage.*
 - *Delightful communal grounds.*
 - *Full double glazing.*
 - *Burglar alarm.*
 - *Gas central heating.*
 - *Entryphone access.*
 - *Factor company.*

Viewing: Thursday 6.30pm-8pm Sunday 2pm-4pm Or tel 0777 322 6678



Elevated ground floor property in exclusive small development comprising: Vestibule, entrance hall with two walk in cupboards, large living room with patio doors, spacious double bedroom with twin built in fitted wardrobes and ensuite shower room, second double bedroom with patio doors to small balcony and bathroom

The property, which is set in landscaped grounds, is well located to the west of the City Centre and benefits from a private garage. A factor looks after the maintenance of the common parts and arranges a block buildings insurance policy for the development.

Vestibule

Vestibule with ceiling light leading to:

Entrance hall. (12'8" x 7'7")

"C" shaped hall giving access to all accommodation. Large walk in cupboard with shelf at high level. Second large cupboard housing water tank. Two ceiling lights. Entryphone handset. Central heating radiator with shelf above. Two double power points. Fitted carpet.

Living room (16'5" x 14'7")



Large living room with UPVC Patio doors and steps lead to garden area. Two further windows. Two central heating radiators. Quadruple halogen spotlight on ceiling with angled lights. Five double power points. Telephone point. Television aerial socket. Fitted carpet.

Bedroom 1 (12'7" x 10')



Good sized double bedroom with twin windows and two double, mirrored fitted wardrobes. Central heating radiator. Central ceiling light. Television aerial socket. Telephone point. Three double power points. Fitted carpet. Access to:

Ensuite shower room (7'6" x 5'2")

Large shower room with three piece white suite. Tiled shower cubicle with chrome shower attachment. Cupboard below sink. Central heating radiator. Medicine cabinet. Quarry tiled floor and tiled walls.

Bedroom 2 (9'6" x 8'3")

West facing further double bedroom with patio doors leading to balcony, giving views to Pentland Hills. Cupboard with hanging rail housing central heating boiler and providing further storage. Central heating radiator. Two double power points. Fitted carpet.

Kitchen (10'9" x 7'4")



Recently refitted kitchen with west facing window and having ample base and wall units. One and a half bowl stainless steel sink and drainer. Tiled splashbacks in contrasting terracotta colours. Under unit lighting. Halogen hob and electric oven. Plumbed for automatic washing machine and dishwasher. Space for fridge freezer. Television aerial socket. Three double power points. Quarry tiled floor.

Bathroom (7'6" x 6'11")

Spacious, fully tiled bathroom with three piece pink suite. Large wall mirror. Extractor fan. Central heating radiator. Quarry tiled floor.

Garage (16'10" x 8'9")

Accessed by tarmac drive and located in the communal grounds, this is a large single garage with up and over door. Internally there are shelves to the side and rear.

Communal garden grounds

Well tended common grounds mainly laid to lawn and with shrubs and trees.

Extras

All fitted carpets together with the curtains are included. White goods and other electric and household items are negotiable.

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.



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