

LEITH

Flat 12, 23 Balfour Street EH6 5DG

FIXED PRICE £110,000

- Spacious, recently modernised and upgraded, rear facing second floor flat with open westerly aspect over well maintained shared rear green.
- Z shaped entrance hall, living room with electric fire, double bedroom, new fully fitted kitchen, box room/utility room, and newly fitted bathroom.
 - Full gas fired central heating and UPVC double glazing
 - Entry phone system.
 - Stripped wooden floors throughout.
 - Free parking in street.

VIEWING Thursdays 7pm-9pm Sundays 2pm-4pm Or tel 07773 775452



Entrance hall (4'3" x 9'8") and (6'11" x 3'11")

Z shaped entrance hall providing access to all accommodation. Central ceiling light. Double power point. Central heating radiator. Telephone point. Stripped wooden floor.

Living room (13'5" x 11'11")



Well proportioned living room with bright open westerly aspect over shared rear green. Electric fire on marble hearth. Cupboard housing central boiler. Central ceiling light. Central heating radiator. Four double power points. TV aerial point. Stripped wooden floor.

Kitchen (8'4" x 6'1")



Newly fitted kitchen with ample base and wall units. Twin recessed lights. Extractor fan. One and half bowl stainless steel sink and drainer. Electric hob and electric oven in brushed steel. Brushed steel cooker hood. Brushed steel trimmings to cupboards. Space for fridge (included). Tiled splash back. Stripped wooden floor.

Double bedroom (13'7" x 10'3)

Window to west, again with pleasant aspect overlooking shared rear green. Central ceiling light. Three double power points. TV aerial point. Central heating radiator. Stripped wooden floor.

Box room/Utility room (6'3" x 3'9")

Useful room entered from hall. Central ceiling light. Expelair. Worktop with washing machine beneath (included). High level shelf for storage. Coat hook rail. Stripped wooden floor.

Bathroom (6'1" x 5'8")



New, fully tiled fitted bathroom with three piece white suite and electric shower over bath. Twin recessed ceiling light. Boxed in pipe work. Mirror and shelf. Stainless steel fittings. Central heating radiator. Stripped wooden floor.

Externally

Shared rear green.

Extras

Fridge and washing machine.

Offers to:

Finlaysons
135 Gorgie Road,
Edinburgh
EH11 1TH
DX ED44
Edinburgh - 1

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.



t: 0131 346 0099
f: 0131 337 3751
e: mail@finlaysons.com, w: finlaysons.com