



2F1 34 EAST PRESTON STREET  
EDINBURGH EH8 9QD

\*\*\*McQueenLegal

***WE ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL MAINTAINED 4 DOUBLE BEDROOM SECOND FLOOR FLAT. IDEAL FOR A BUY-TO-LET INVESTOR***

### **DESCRIPTION**

The accommodation briefly comprises; communal stair with secure entry phone system, welcoming entrance hall with cupboard housing electricity meter, spacious lounge with sash style bay window, coving and cupboard housing the boiler, naturally bright kitchen/diner area fitted with a range of base and wall units and integrated appliances including electric hob and oven, there is also space for a fridge freezer and a recessed area with shelving, the utility room is access just off from kitchen providing useful additional storage as well as housing the washing machine. There are four double bedrooms, bedroom one is bright and has a large walk in cupboard and coving, bedroom two has a sash style bay window and cornicing, bedroom three is situated to the front aspect, has a sash window and recessed shelving area for storage and bedroom four has a bay window and coving. The bathroom is fitted with a 3 piece suite comprising of WC, sink and bath with shower over. The property has wooden floors throughout given a real sense of space.

Externally there is a shared communal garden and on-street permit parking is available.

The property further benefits from gas central heating and is fully HMO Compliant.

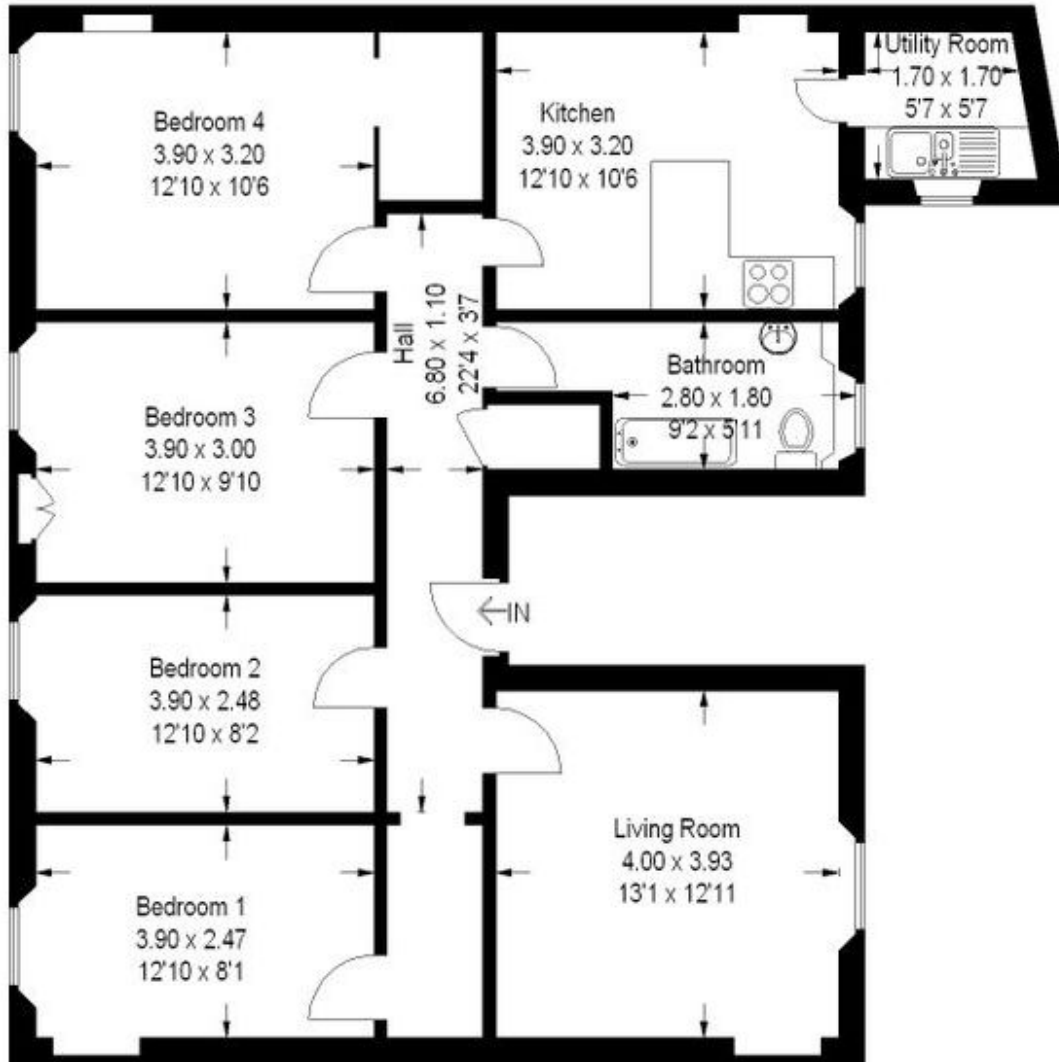


## LOCATION

This lovely flat is situated within the highly regarded area of Newington. Newington is one of Edinburgh's most popular residential districts and is considered to be one of the best served suburban shopping centres. There is an exceptional choice of shopping facilities and a wide range of banks, building societies and post office services. There are also a number of restaurants and bars to choose from. Alternative shopping can be found at Cameron Toll Shopping Centre. This superb location allows easy access to Edinburgh's central universities and is within approximately half a mile of the new Scottish Parliament. For the commuter Waverley Mainline Railway Station is approximately one mile away. There are regular bus services into the City Centre.

For price and viewing information,  
please visit our website at  
[www.mcqueenlegal.co.uk](http://www.mcqueenlegal.co.uk)





## Energy Performance Certificate (EPC)



2F, 34 EAST PRESTON STREET, EDINBURGH, EH8 9QD

Dwelling type: Mid-floor flat  
Date of assessment: 22 July 2013  
Date of certificate: 22 July 2013  
Total floor area: 108 m<sup>2</sup>

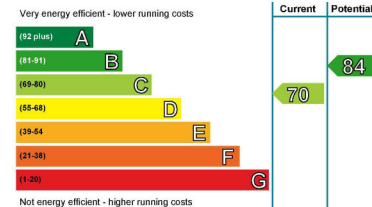
Reference number: 2717-5323-7100-0242-1922  
Type of assessment: RdSAP, existing dwelling  
Primary Energy Indicator: 190 kWh/m<sup>2</sup>/year  
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,613	See your recommendations report for more information
Over 3 years you could save*	£1,245	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

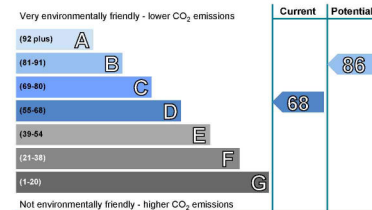


### Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (70)**. The average rating for a home in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (68)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£765	✓
2 Condensing boiler	£2,200 - £3,000	£243	✓
3 Double glazing	£3,300 - £6,500	£237	✓

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

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