



Meadowbank

9/5 Moray Park Terrace, EH7 5TN



Second floor flat – entryphone no. 9/5

Fixed Price £159,995

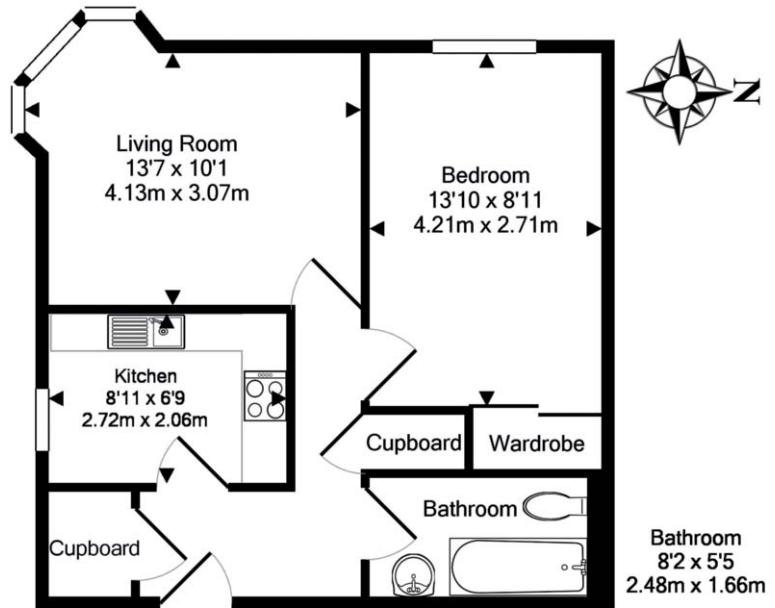
- Entrance
- Lounge with bay window
- Kitchen
- Double bedroom
- Bathroom

- Gas central heating
- Double glazing
- Designated parking space
- External bin stores
- Laminate flooring
- Secure entryphone system



Viewing – by appointment please call Solicitors (0131) 554 6321





This second-floor flat is situated within the popular Meadowbank area that allows quick and easy access to the nearby City Centre. Meadowbank Retail Park offers a Sainsbury's supermarket with further shopping facilities within easy reach. Local recreational facilities can also be found locally and include the outdoor spaces of both Holyrood Park and Arthur's Seat along with the Omni Centre with multi-screen cinema, gym and restaurants.

There are communal grounds surrounding the property together with an allocated off-street parking space. The development is factored by Hacking and Paterson for the upkeep of the common areas, stair cleaning and building insurance.

The property is located on the second floor within this well-maintained common stair and accessed via a secure entryphone system. The hallway offers laminate flooring and a cupboard housing the tanks and boiler and linen cupboard. The lounge with corner bay window provides a lovely outlook and again has laminate flooring. The bay window area can easily accommodate a small table and chairs for dining purposes. A bright kitchen offers wall and base units with gas hob, oven, integrated fridge/freezer and automatic washing machine/dryer. The double bedroom again with laminate flooring benefits from deep built-in wardrobes with mirror sliding doors. The bathroom is internal with 3-piece white suite, Mira Sport electric instant shower over the bath, wash hand basin and WC completes this property.

Notes

Further information on factoring fees can be obtained by Hacking & Paterson, 103 East London Street, Edinburgh, EH7 4BF (0131) 523 1575

Extras

To include the white goods in the kitchen. Some items of furniture can also be included upon request.

Offers

A Fixed Price of £159,995 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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