

3/1 DUFF ROAD, EDINBURGH, EH11 2TH OFFERS OVER £235,000



THIS BRIGHT AND SPACIOUS GROUND FLOOR FLAT FORMS PART OF A SMALL STYLISH DEVELOPMENT
QUIETLY POSITIONED OFF DUFF STREET AND OFFERING CONTEMPORARY ACCOMMODATION

SITUATED IN THE VIBRANT DALRY AREA, WITHIN WALKING DISTANCE OF HAYMARKET STATION AND CLOSE TO EDINBURGH'S WEST END AND CITY CENTRE
OFFERING AN EXCELLENT RESIDENTIAL PURCHASE OR WOULD MAKE AN IDEAL INVESTMENT OPPORTUNITY

ACCOMMODATION COMPRISES: -

SPACIOUS ENTRANCE HALLWAY: GOOD-SIZED LOUNGE/DININGROOM WITH LOVELY BAY WINDOW: WELL-APPOINTED KITCHEN WITH APPLIANCES
2 DOUBLE BEDROOMS WITH FITTED MIRRORED WARDROBES: MODERN BATHROOM WITH ELECTRIC SHOWER: GAS CENTRAL HEATING: DOUBLE GLAZING
GOOD STORAGE ACCOMMODATION: LAMINATE FLOORING: CURTAINS: BLINDS: PRIVATE RESIDENTIAL PERMIT PARKING: BIN STORE: BIKE STORE

VIEWING: - BY APPOINTMENT CONTACT SELLING AGENTS 0131 669 7218

FOR SALE

158 Portobello High Street
Edinburgh, EH15 1AH
Tel: 0131 669 7218
Fax: 0131 669 8352
Email:

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