

28 Pf2 Cathcart Place, off Dalry Road Edinburgh, EH11 2HE

OFFERS OVER £125,000



drummondmiller



- An ideal ground floor city centre home or letting opportunity
- Living room with separate kitchen
- Double bedroom
- Bathroom
- Shared rear garden space
- Quiet cobbled street with permit zoned parking
- Modernisation and upgrading required
- EPC E

Description

This traditional ground floor flat (42 sqm) now in need of upgrading is quite literally only a few minutes' walk away from Haymarket Rail Station and Edinburgh's vibrant West End. This well-proportioned property, now in need of modernisation throughout flat boasts a desirable position in the capital with particular appeal to city professionals and buy to let investors. The property comprises of living room, separate kitchen, double bedroom and a bathroom





Gardens

The property has access to a shared garden space

Location

Right beside Dalry Primary School and a modern Lidl store, cobbled Cathcart Place is a very convenient location providing ample parking (pay meters and zoned permits). Haymarket rail station, tram stop/airport link, restaurants, coffee shops, bars, cinemas and major art galleries are available within the immediate vicinity. Excellent bus services operate along Dalry Road (A70). Fountain Park Leisure Park, Edinburgh's financial sector, Princes Street, the renovated canal and delightful Water of Leith Walkway/cycle track are also readily accessible.

Extras

The property is sold as seen.

Valuation

The mortgage valuation is £130,000 and the Home Report is available via the ESPC web site.

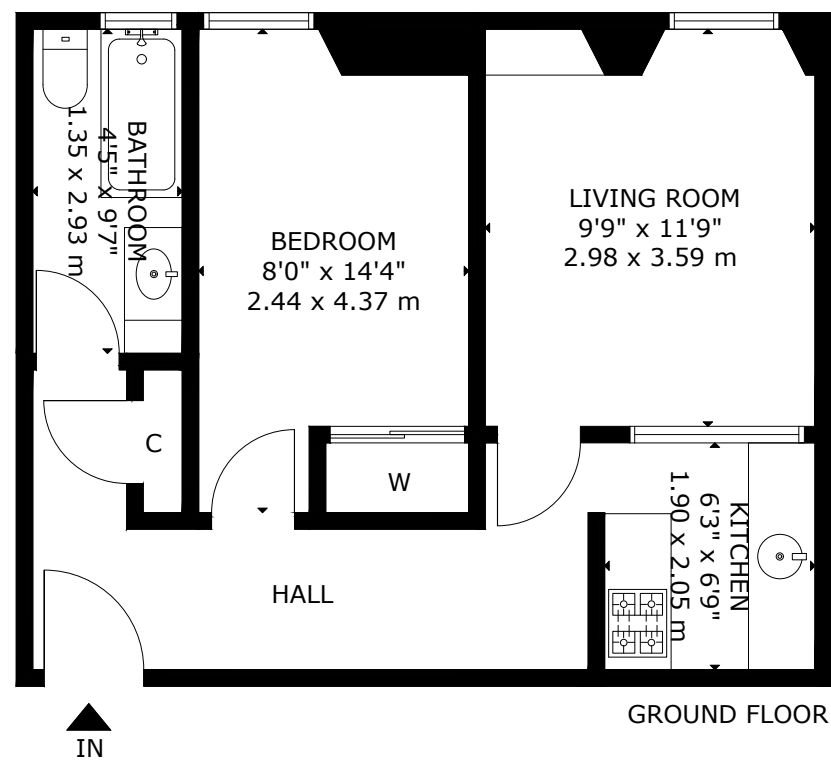
EPC and Council Tax

It lies in Council Tax Band C and has an E rated EPC

Viewing

Telephone Agents 0131 229 3399





PF2 28 CATHCART PLACE, EH11 2HE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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