



52/7 South Beechwood,
Edinburgh
EH12 5YS



2nd Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Allocated parking space

There is a Residents Association which manages stair cleaning and lighting and some communal gardening and a payment of approximately £30 is payable.

features

- Open views south to the Pentlands
- Gas central heating
- Double glazing
- Security entry phone
- communal gardens
- Move in condition

description

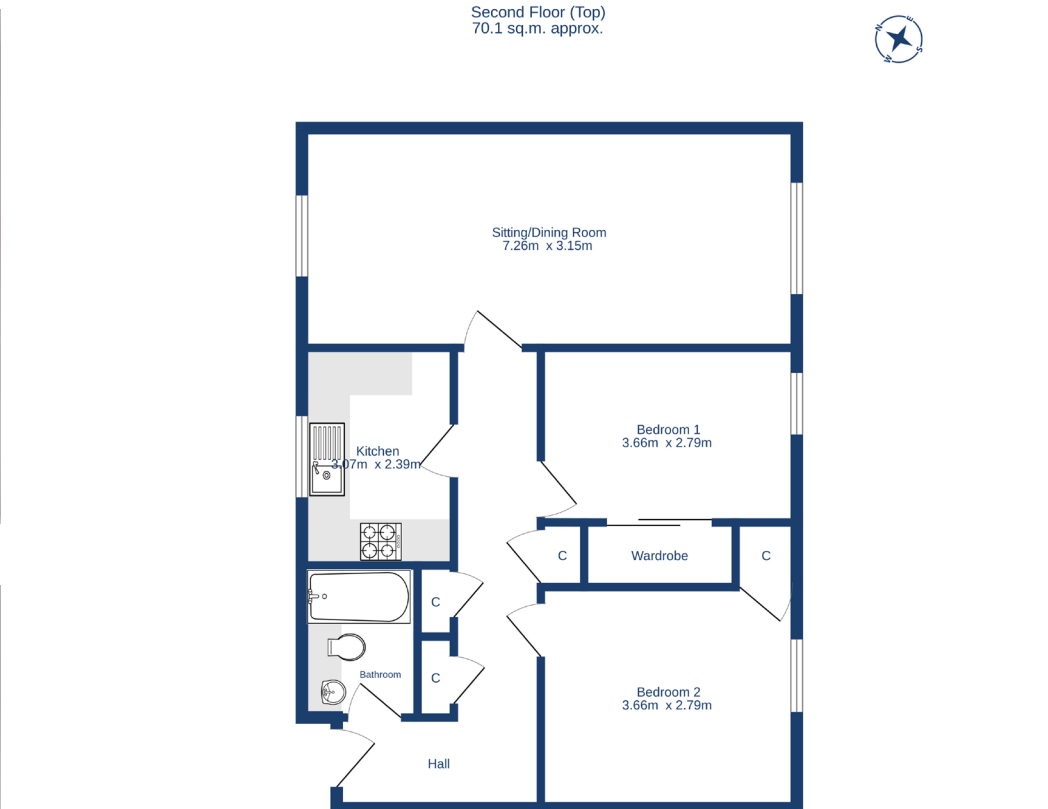
Fabulous, second floor (top) floor flat in a modern development, quietly located to the west of the City. Easy commute into the City or to the Airport via the tram stop at Balgreen. There are wonderful parks and green spaces immediately on hand including Corstorphine Hill and lots of shops to satisfy daily requirements. The accommodation comprises entrance hall with three storage cupboards, a spacious sitting room / dining room with LVT floor and superb views east and south across the city skyline, modern fitted kitchen with appliances, two good sized double bedrooms both with storage and a bathroom with three piece suite and electric shower fitting over the bath. The property is beautifully presented and is offered for sale in move condition and must be viewed to be fully appreciated.

 EPC:
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 Home Report
Value: £235,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings (excluding shades), oven, hob, washing machine/drier and dishwasher. Fridge/Freezer may be available by separate negotiation.



espc espc CHARTERED FIRM

TOTAL FLOOR AREA: 70.1 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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