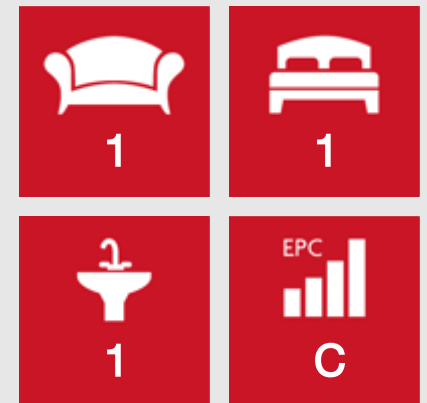




Thorntons
The right way to move

Flat 1, 26b St Johns Road,
Edinburgh EH12 6NZ





Summary

Flat 1, 26B St Johns Road is a charming one-bedroom ground floor apartment. The layout includes a spacious open-plan living/dining room, separate kitchen, double bedroom, and a modern shower room. The property retains a wealth of period character, including an elegant bay window, working shutters, and decorative cornicing, as well as gas central heating and double glazing. The accommodation is well-proportioned throughout and benefits from smart, well-maintained communal grounds and residents' parking. It would be ideally suited to first-time buyers, professionals, or investors.

Features

- Attractive one-bedroom ground floor flat
- Elegant bay window enhancing the main living space
- Original features including working shutters and cornicing
- Spacious living/dining room ideal for entertaining
- Shower Room
- GCH; DG; EPC - C
- Well-maintained communal grounds
- Residents' parking available
- Factored by RMG, annual charge £1500 (billed quarterly)
- Close to a wide range of local amenities

Room Measurements

Living/Dining Room: 20'9" x 14'5" (6.32m x 4.38m)

Kitchen: 10'0" x 6'0" (3.04m x 1.82m)

Bedroom: 12'6" x 11'1" (3.81m x 3.37m)

Shower Room: 9'6" x 4'10" (2.90m x 1.48m)



Floorplan

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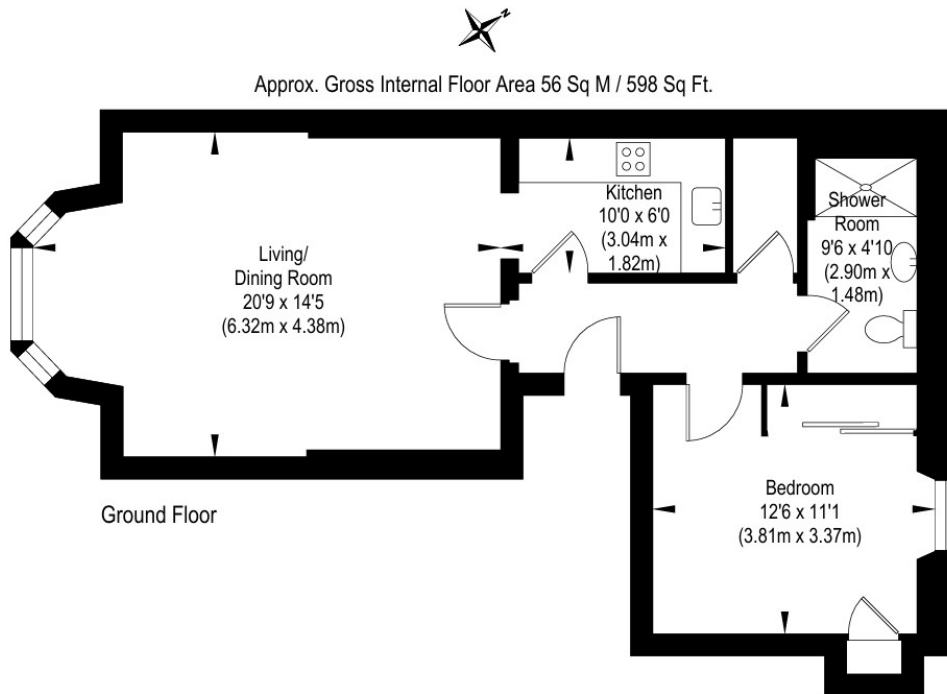
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Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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