



94/3 Causewayside,
Edinburgh
EH9 1PU



1



1



1



First Floor Flat



accommodation

- Entrance vestibule
- Sitting room / dining room
- Fitted kitchen
- Double bedroom with fitted wardrobe
- Shower room
- Floored attic

features

- Gas central heating
- Double glazing
- Security entry phone
- Neutral decor
- Excellent location
- Great storage
- Unique upper flat accessed from tenement

description

Ideal first time buyer flat in an excellent location, ideal for the City Centre, central University campuses, The Meadows, Arthur's Seat and the south side of the City. Attractive first floor upper flat, accessed from a traditional Edinburgh tenement, but the flat itself is located in a separate two storey building attached to the tenement, above a neighbours garage.

The property itself is entered into a vestibule with coat hanging and a high level electrics box, sitting room / dining room with window to the rear, laminate floor a feature fire surround, an internal hall provides access to the remaining accommodation and has the attic hatch to a spacious floored attic with Ramsey ladder, fitted kitchen with appliances (washing machine, dishwasher, oven and hob), spacious double bedroom with fitted wardrobes and shower room with white suite and thermostatic shower fitting and modern wet board panelling.



EPC:
D



Home Report
Value: £190,000

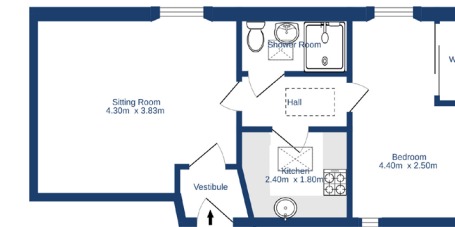
The property benefits from gas central heating, double glazing and a security entry phone system and early viewing is highly recommended.

Items to be included in the sale price:

Fitted flooring, ceiling light fittings and kitchen appliances (washing machine, dishwasher, oven and hob).



First Floor
38.0 sq.m. approx.



Attic
0.0 sq.m. approx.



TOTAL FLOOR AREA: 38.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and its 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 architect, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with letroplan 02/20



espc **espc** CHARTERED FIRM

cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234 or 07483 361731
property@cameronstephen.co.uk
www.cameronstephen.co.uk
DX 550871 leith