



Granton

6/2 Wardieburn Place East
EH5 1DJ



Ground Floor Flat

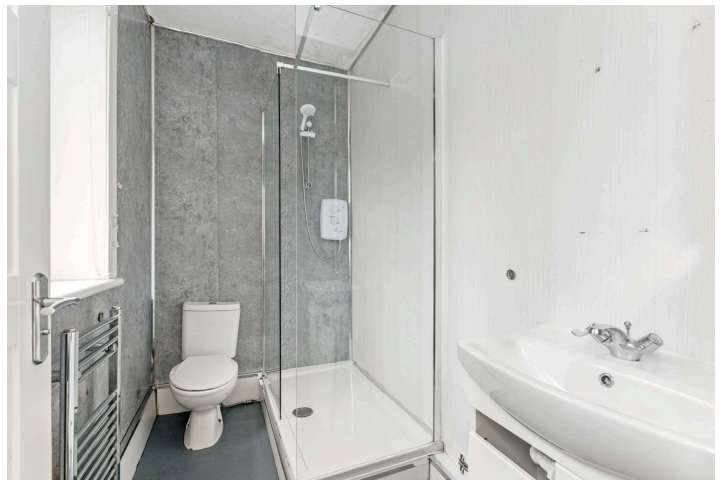
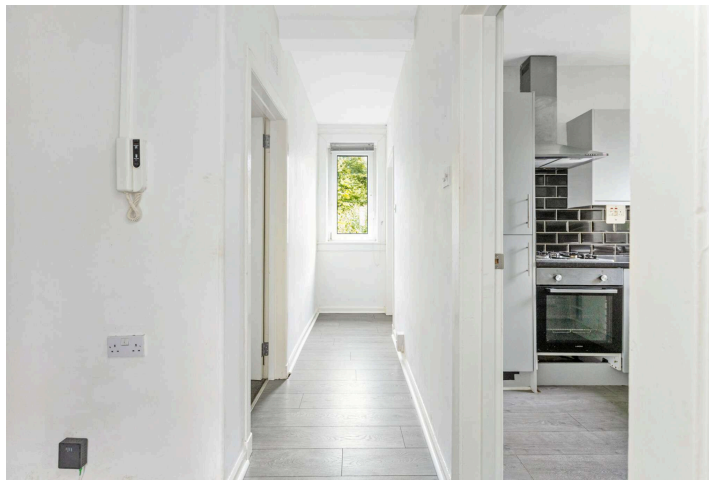
OFFERS OVER £160,000

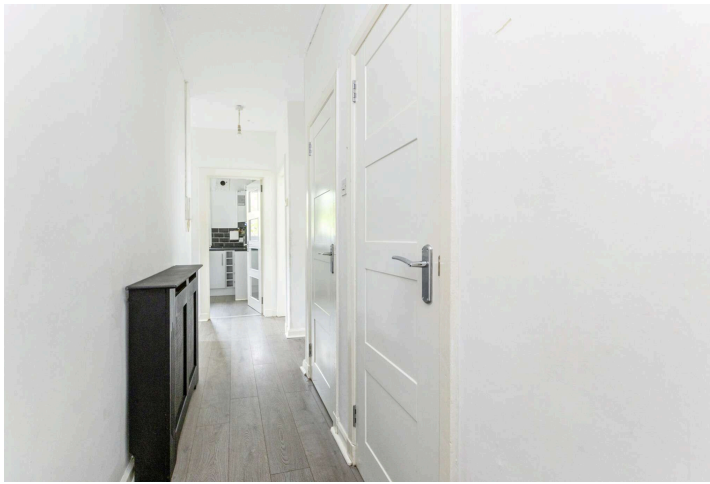
- L-shaped hallway
- Living room
- Kitchen
- 2 double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Private front garden
- Shared rear garden
- Unrestricted on street parking
- Entryphone system

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





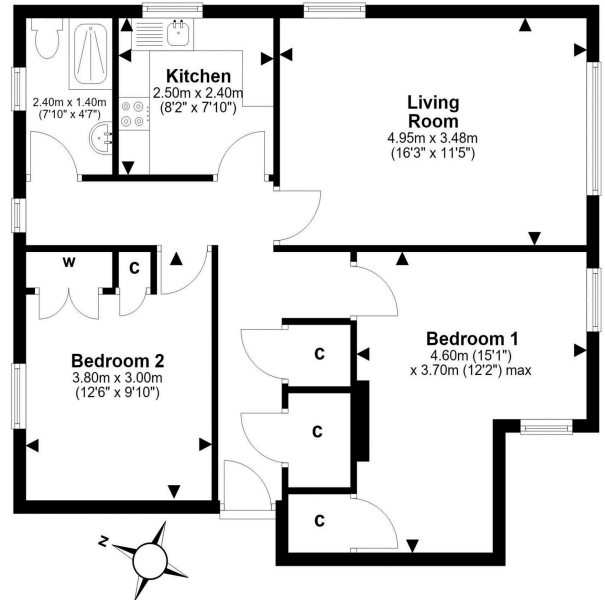




Viewing is highly recommended of this 2 bedroomed ground floor flat which would be ideal for a first-time buyer or investor situated within the Granton area. A choice of local shops can be found nearby as well as a Morrisons and a Lidl supermarket. The Ocean Terminal shopping centre is also nearby offering more high street shops, restaurants and a 24-hour Gym. Primary and secondary schooling is available nearby with Edinburgh College offering higher education.

The property opens to an L-shaped hallway with an entry phone system and 2 deep storage cupboards with the rest of the flat off. A living room is found to the front of the property and features dual aspect windows. The kitchen is side facing and benefits from an integrated oven with gas hob, fridge freezer, an integrated dishwasher and an undercounter washing machine. An L-shaped double bedroom can be found to the front of the property with a built-in storage cupboard. A second double bedroom can be found to the rear and features fitted wardrobes. Completing the accommodation is a rear facing shower room with splashboard walls, WC, wash hand basin within a vanity unit, electric shower unit and a heated towel rail.

Additional benefits include gas central heating, double glazing, shared rear garden and a private front garden.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

EXTRAS

All aforementioned white goods, any curtains/blinds, light fittings, carpets, and sheds/outbuildings to be included (no warranties to be given).

OFFERS

Offers Over £160,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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