

Thorntons
The right way to move

7/3, Horne Terrace, Edinburgh
EH11 1JL

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EPC
C

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Summary

A well-positioned ground floor flat offering an excellent opportunity for a first-time buyer, buy-to-let investor or downsizer. The accommodation comprises: open-plan living/kitchen/dining room, double bedroom and shower room. A particular feature is the property's rear setting, with the Union Canal situated directly beyond the rear garden wall, providing an attractive outlook. The property is offered for sale as seen and furniture items may be available by separate negotiation. No guarantees or warranties are given in respect of any systems or appliances, including the central heating system.

Features

- Ground floor flat
- Quiet rear-facing position
- Open-plan living/kitchen/dining room
- Upgraded kitchen
- Double Bedroom
- Shower room
- DG; EPC - C
- Shared rear garden
- Union Canal directly beyond the rear garden wall
- Suitable for first-time buyers, investors or downsizers

Room Measurements

Living/Kitchen/Dining Room 15'3" x 10'9" (4.65m x 3.28m)
Bedroom 11'1" x 7'5" (3.39m x 2.27m)
Shower Room 7'1" x 6'4" (2.16m x 1.92m)

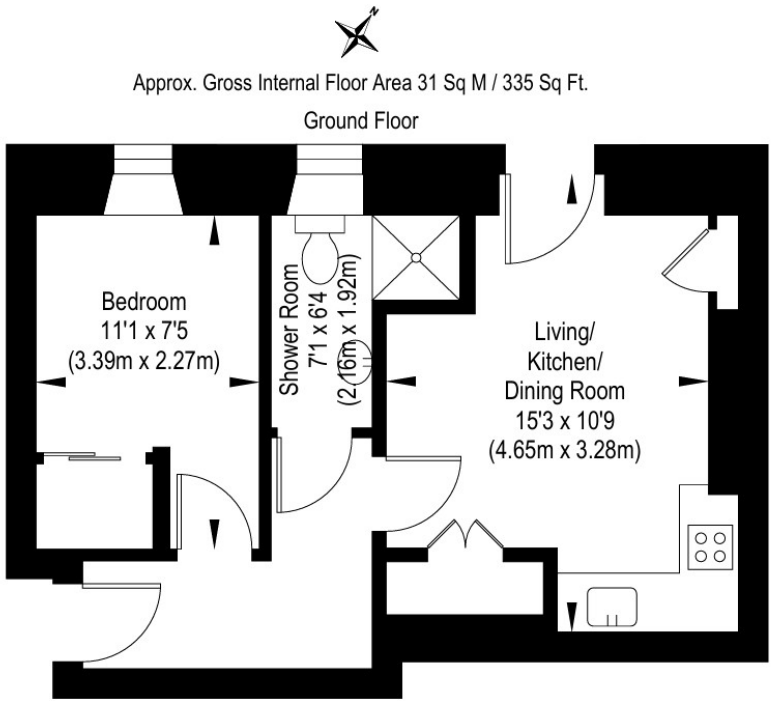





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Floorplan



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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