Stockbridge

18 (1F3) Saxe Coburg Street
EH3 5BW

1 | 1 | F EPC Rating

First Floor Flat - Buzzer 8

OFFERS OVER £259,000

- Entrance hall
- Living room
- Kitchen
- Double bedroom
- Box room
- Bathroom

- Secure entry phone system
- Shared rear garden
- Zoned on street parking
- Excellent transport links
- Ideal for investors
- Now in need of modernisation and upgrading

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











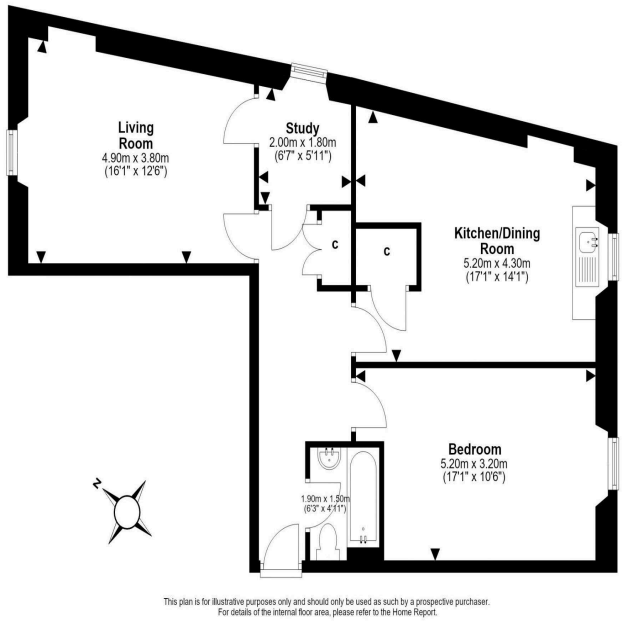












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Viewing is highly recommended of 1 bed first floor flat in the desirable Stockbridge district. Stockbridge offers a cosmopolitan and eclectic village atmosphere boasting a wealth of amenities including independent shops, fabulous cafes, renowned eateries and only a short walk from the city centre. A large Waitrose supermarket is conveniently situated nearby, plus Craigleith Retail Park offers more extensive shopping with a wide variety of High Street stores. Inverleith Park and the Royal Botanic Gardens are just a short walk, and the Water of Leith walkway allows a leisurely stroll or cycle away from the urban city. Stockbridge is well-served by regular bus services to the city centre and beyond.

Accessed via a secure communal stairwell, the property opens to an entrance hall with a built-in storage cupboard, a secure entry phone system and the rest of the accommodation off. The living room is front facing and benefits from a fireplace within a surround, cornice, and ceiling rose, Edinburgh press with the box room off. The box room can also be accessed via a small door in the hallway and benefits from built in shelving below the window. The rear facing kitchen features built-in shelving as well as a coal fire within a surround, coal cupboard and a sink. The bedroom is also rear facing and features a fireplace within a surround and built in shelves. Completing the accommodation is a bathroom with WC, wash hand basin and a bath.

Additional benefits include a secure entry phone system, shared rear garden & zoned parking

EXTRAS

To include all white goods all carpets, curtains and fittings. and garden shed

OFFERS

Offers Over £259,000 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.