

LEITH
12/6 BATHFIELD
SECOND FLOOR FLAT
ENTRYPHONE - FOR SALE
FIXED PRICE £123,000



A well maintained bright second floor flat situated within a modern development close to the Ocean Terminal. The property would make an ideal purchase or buy to let investment as many items of furniture are available under separate negotiation. These items include the bedroom, bathroom and lounge furniture as well as much of the kitchen ware

The area provides shopping facilities including nearby Asda and Morrisons supermarkets along with a variety of High Street stores available at the Ocean Terminal. An excellent choice of public transport is available to the City Centre and surrounding areas and the new tram network will also soon be operational from the Ocean Terminal which is a short walk away. The fashionable Waterfront area of Leith can be found close by which offers a wide selection of wine bars, bistros and restaurants. A variety of recreational facilities can also be found close by which include Swimming, Next Generation Health and Leisure Centre, a multi screen cinema and the Water of Leith Walkway.

The accommodation in brief comprises: hall, lounge part open plan to modern kitchen, 2 bedrooms and bathroom with shower.

This sunny property enjoys an open outlook to the front, modern and stylish kitchen and laminate flooring. The property also offers gas central heating, secure entry phone system, landscaped common areas and ample residents parking.

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The property is entered via a carpeted common stair with secure entry phone system.

HALL Approx. 12'6" x 3'1"

The hall has laminate flooring and gives access to most of the accommodation. Spotlights, entry phone handset and central heating radiator.

LOUNGE Approx. 14'6" x 12'8"

A generous, sunny and bright room with front facing twin windows giving an open outlook. This room is part open plan to the kitchen divided by a feature wall. Other features include laminate flooring, spotlights and central heating radiator.

KITCHEN Approx. 11'11" x 5'5"

A modern fitted kitchen also with front facing window. Fitted with a good range of wall and base units complete with complementary work surfaces extending to create a breakfast bar area. The appliances include a five burner stainless steel gas hob with stainless steel splashback, electric oven, integrated automatic washing machine and fridge freezer all to be included in the sale. There is also a stainless steel sink with drainer and mixer tap, spotlights and laminate flooring continuing from the lounge.



DOUBLE BEDROOM 1 Approx. 10'8" x 9'6"

A good sized double bedroom with rear facing window. Excellent storage is provided from an open recessed storage area providing hanging and shelf space. Central heating radiator.

BEDROOM 2 Approx. 10'8" x 7'5"

This room is also rear facing and again has good sized storage cupboard, neutral carpeting and central heating radiator.

BATHROOM Approx. 6'5" x 6'4"

An internal room fitted with a bath with and electric shower over, wc and wash hand basin. There is tiling to the splashback areas, tiled floor, extractor fan and central heating radiator.

EXTRAS

The sale includes the aforementioned white goods and as also mentioned many other items of furniture are available under separate negotiation. All internal doors within the flat have been recently refitted.

VIEWING

Viewing by appointment please call Beveridge & Kellas on 0131 554 6321.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

POST CODE

EH6 4ED

SURVEYORS

Contact selling solicitors (0131) 554 6321.

OFFERS

A Fixed Price of £123,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.




ESPC
espc.com

The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

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.