



LEITH LINKS
9 COCHRANE PLACE
LOWER FLATTED VILLA
FIXED PRICE £120,000

This main door lower flatted villa is situated in the colonies just off Leith Links to the East side of Edinburgh. An excellent choice of shopping facilities are available locally along with a good Public Transport service to the City Centre and surrounding areas. The Ocean Terminal is also within easy reach and offers a wide choice of High Street stores along with a multi screen cinema and a selection of bars and bistros. The Cosmopolitan shore area in Leith offers a further choice of bars, bistros and fine restaurants. Local recreational facilities include the aforementioned wide-open spaces of Leith Links, Meadowbank Sports Stadium and a fitness centre with swimming.

The accommodation in brief comprises - vestibule, hall, lounge, kitchen, bedroom, box-room, shower-room and separate WC.

The property now requires upgrading along with modernisation to the decoration. There is the benefit of gas central heating, a private garden and free on street parking.

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VESTIBULE Approx. 5' x 3'4"

The floor has been tiled and there is a part glazed door to the hall.

HALL

This 'L' shaped hallway offers under-stair storage with light, laminate flooring and a central heating radiator.

LOUNGE Approx. 16' x 10'11"

A spacious room situated to the rear of the property with built-in display and book shelving and a feature brick fireplace. A door gives access to the box-room.

BOX-ROOM Approx. 8'4" x 3'

This room would be ideal as a small study area.

KITCHEN Approx. 11'4" x 6'6"

Situated to the front of the property offering wall and base units with work surfaces.

BEDROOM Approx. 11'5" x 10'

This room is situated to the rear of the property and has a plain cornice, fitted storage and a central heating radiator.



SHOWER-ROOM Approx. 7' x 3'6"

The walls have been tiled and there is a shower cubicle housing an electric shower. Central heating radiator.

SEPARATE WC Approx. 3'4" x 3'

There is tiling and wood panelling to the walls, WC, extractor fan and vinyl flooring.

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

SURVEYORS

Call Beveridge & Kellas

POST CODE

EH6 8AH.

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.

OFFERS

A Fixed Price of £120,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



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.