



New Town

148/8 Dundas Street
EH3 5DQ



Buzzer -2f3 - Second Floor Flat

OFFERS OVER £259,000

- Hall
- Livingroom with bay window
- Kitchen/diningroom
- Bedroom
- Boxroom
- Bathroom
- Traditional features
- Gas central heating
- Communal rear garden
- Secure entryphone system
- Zoned parking
- Viewing - by appointment please call

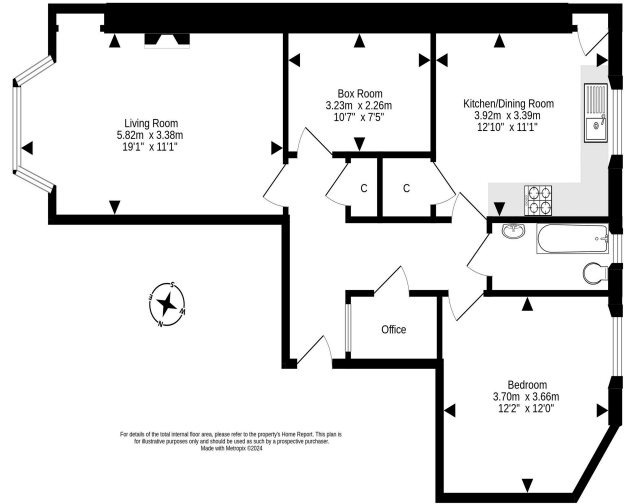
Solicitors: 0131 253 2379





Requiring modernisation, this second floor flat is ideally situated within the desirable New Town within easy reach of Princes Street and all the city has to offer. Edinburgh hosts many cultural events, and the property is well positioned to take advantage of this. Great shopping, public transport and recreational facilities are also on offer.

The property opens to a hallway which has wooden floors, an entry phone, two storage cupboards, and gives access to the rest of the accommodation. From the hallway is the front facing living room with several traditional features including ornate cornice, a fireplace within a wooden surround, bay window, and an Edinburgh press. To the rear is the kitchen/diningroom offering base and wall units, integrated oven and hob, automatic washing machine, two built in cupboards (one of which houses a fridge freezer and a countertop freezer) and ample space for dining furniture. The bedroom is found to the rear and features plain cornice, traditional fireplace and wooden floors. Additionally, the flat benefits from a box room, which would make an ideal study or additional storage room. Completing the accommodation is the rear facing bathroom which includes partially tiled walls, a bath, an overhead shower, WC, and a wash hand basin. The property benefits from a communal rear garden, gas central heating, and zoned on street parking in the surrounding area.



EXTRAS

All integrated appliances, curtains, light fittings, and floor covering to be included in the sale (no warranties to be given).

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.



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