



25 St. Katharine's Brae,  
Edinburgh, EH16 6QR





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Attractive upper flat with electric heating and partial double glazing which, although requiring a degree of renovation, offers fantastic potential to create an ideal first home.

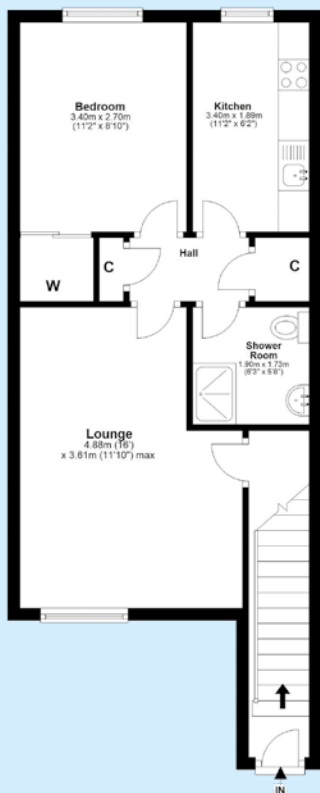
The accommodation includes an entrance hall and stairs leading to the upper level. The lounge has window to the front and door leading to the inner hall which has two storage cupboards. The kitchen has window to the rear and is fitted with a range of base and wall units with the oven, hob, hood, fridge and washer/drier to remain. The good sized double bedroom has window to the rear and fitted wardrobe. Completing the accommodation is the shower room fitted with a two piece suite.

Externally, the property benefits from a private allocated parking space.

### Area Description

Gracemount is set to the south east of the city centre. There are regular bus services and convenience stores within the area, along with both primary and secondary schooling. Ready access is available to the city by-pass which offers links to the A1 and central motorway network.





## Accommodation

Lounge:	4.88m x 3.6m	(16' x 11'10")
Kitchen:	3.4m x 1.88m	(11'2" x 6'2")
Bedroom:	3.4m x 2.7m	(11'2" x 8'10")
Shower Room:	1.9m x 1.73m	(6'3" x 5'8")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

**Aberdeen Considine**

**40-44 Elm Row, Edinburgh, EH7 4AH**

**47 Lothian Road, Edinburgh, EH1 2DJ**

**0131 222 9000**

**edi@acandco.com**



**@AC\_Edinburgh**

**acandco.com**

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract.

**Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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