



Portobello

12/1 Figgate Street
EH15 1HL



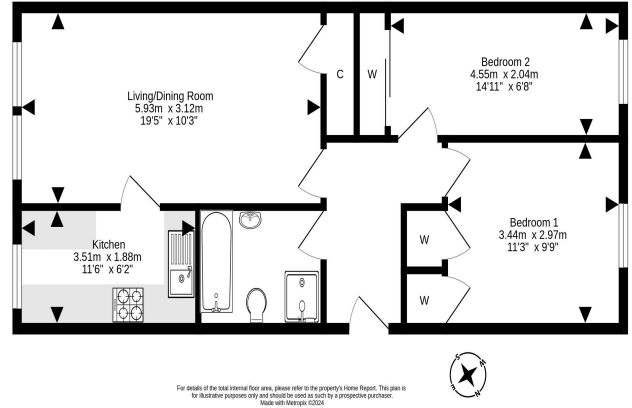
Ground Floor Flat

OFFERS OVER £175,000

- Entrance hall
 - Livingroom
 - Kitchen
 - 2 bedrooms
 - Bathroom
-
- Gas central heating
 - Shared rear courtyard
 - Unrestricted on street parking
 - Ideal first time purchase

Viewing - by appointment please call
Solicitors: 0131 253 2379





Viewing is highly recommended for this well-proportioned two bedroomed ground floor flat located within the highly sought-after Portobello area, which lies to the east of Edinburgh City Centre and is renowned for its beach and promenade. The property is well positioned to take advantage of a superb range of shopping outlets at Portobello High Street. Leisure facilities on offer include a choice of bars and restaurants, Victorian swimming pool, gym and Turkish sauna facilities as well a 5-a-side football centre and two play parks. An excellent choice of public transport is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.

Accessed via a well-maintained stairwell, the property opens to an entrance hallway featuring an entry phone and gives access to the rest of the flat. The front facing living room has twin windows, ample space for furniture, a deep built in storage cupboard with shelving, and the kitchen off. The kitchen is to the front and has base and wall units, a slot in cooker, washing machine, tumble dryer, fridge freezer and tiled walls. Two double bedrooms can be found at the rear of the property, the largest of which has two built in cupboards and the other a built-in wardrobe with mirrored sliding doors. Completing the accommodation is the family bathroom which comprises of a WC, bath, separate shower unit, wash hand basin, mirrored medicine cabinet and tiled walls.

Additional benefits include a well maintained shared rear courtyard which has a designated external storage cupboard, unrestricted on street parking and gas central heating.

EXTRAS

To include the aforementioned white goods, curtains, floor coverings and light fittings (no warranties to be given).

OFFERS

Offers Over £175,000 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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