

54/4 BALBIRNIE PLACE
HAYMARKET, EDINBURGH, EH12 5JL

CURRAN & CO
PROPERTY



54/4 BALBIRNIE PLACE
HAYMARKET, EDINBURGH, EH12 5JL

OFFERS OVER £225,000



'54/4 Balbirnie Place is an immaculately presented first floor flat which has been extensively upgraded throughout, situated within walking distance of Haymarket Station and Edinburgh's city centre'

- Factored Residential Development
- Spacious Living / Dining Room
- Contemporary Kitchen
- Two Double Bedrooms
- Refurbished Shower Room
- Electric Underfloor Heating & Double Glazing
- Private Residents Parking
- Close to Haymarket Station & City Centre



Description

54/4 Balbirnie Place is an immaculately presented two bedroom first floor flat which has been extensively upgraded throughout. This superb property forms part of a quiet residential development situated within walking distance of Haymarket Station and Edinburgh's city centre.

Entered through a well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with a storage cupboard; expansive living room with a Juliet balcony and ample space for a dining area; contemporary and exceptionally well-equipped kitchen with integrated AEG ceramic hob, extractor hood, dishwasher, free-standing American

style fridge/freezer and space for a washing machine and drier, Quartz stone work surfaces and stylish subway tiling; master bedroom with sizeable fitted wardrobes; double bedroom 2/home office and recently refurbished, fully-tiled shower room with walk-in shower enclosure and fitted storage.

Further benefits of this property include electric under-floor heating, recently upgraded double glazing, high-quality laminate flooring throughout and Phillips Hue enabled lighting system.

Externally there are manicured communal grounds and private resident's parking. Residents are supplied with two passes, allowing use of the ample unallocated parking bays.

Extras

Extras to be included in the sale are all floor coverings, curtains and blinds and integrated kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band D.

Council Tax

This property is subject to council tax band D.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.





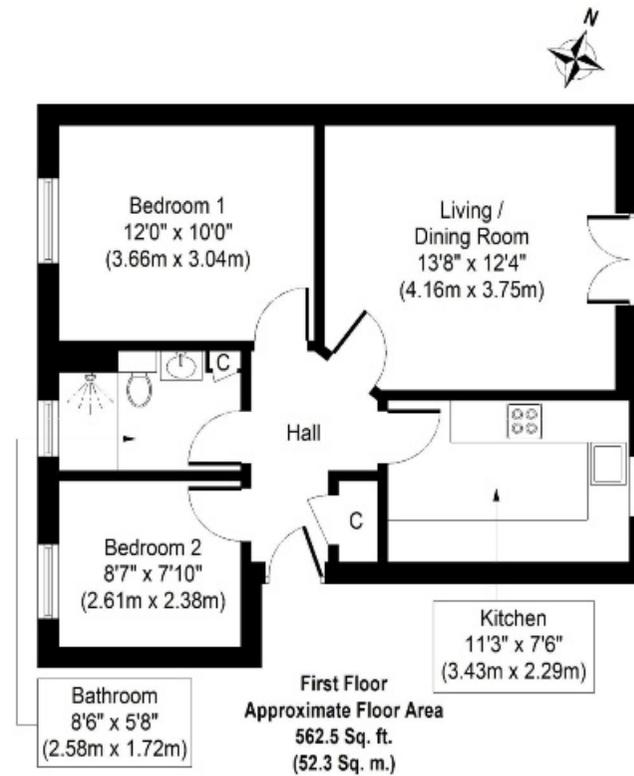
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.