

51/2 BALBIRNIE PLACE
HAYMARKET, EDINBURGH, EH12 5JL

CURRAN & CO
PROPERTY



51/2 BALBIRNIE PLACE
HAYMARKET, EDINBURGH, EH12 5JL

OFFERS OVER £210,000



'51/2 Balbirnie Place is a bright and spacious two bedroom ground floor flat situated within an exclusive residential development'

- Factored Residential Development
- Living / Dining Room
- Well-equipped Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Electric Heating & Double Glazing
- Beautifully-kept Communal Grounds
- Private Resident's Parking



Description

51/2 Balbirnie Place is a bright and spacious two bedroom ground floor flat situated within an exclusive residential development. An array of amenities can be found at nearby Roseburn and Murrayfield, with Haymarket Rail Station and the West End also within easy walking distance.

Entered through the well-maintained communal hallway via a secure door entry system, the accommodation comprises: entrance hall with storage cupboard off; south facing living room with ample space for a dining area; well-equipped kitchen with both base and wall-mounted units, tiled

splashback, freestanding cooker, washing machine and fridge/freezer; two double bedrooms and modern bathroom with electric shower over bath, three piece white suite and heated towel rail.

Further benefits of this property include electric heating, double glazing and neutral décor throughout.

Externally there are manicured communal grounds with seating areas, 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 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.





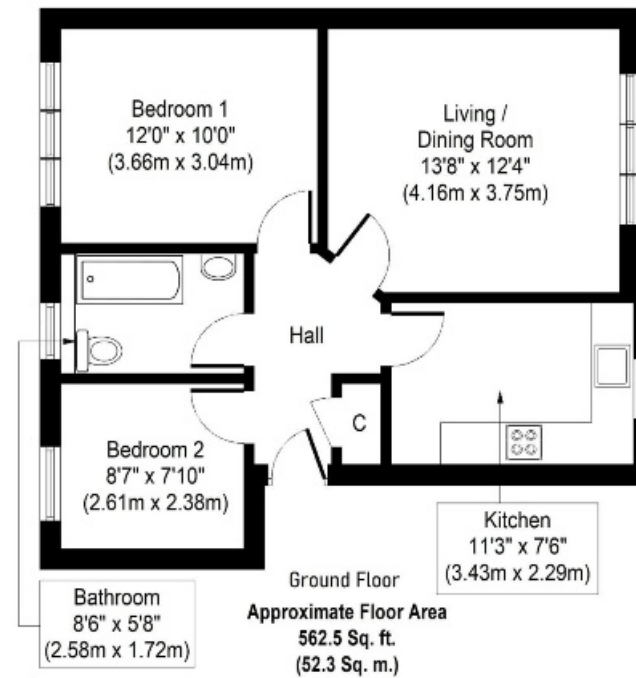
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Disclaimer

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.