

3/16 APPIN TERRACE
SLATEFORD, EDINBURGH, EH14 1NN

CURRAN & CO
PROPERTY



3/16 APPIN TERRACE

SLATEFORD, EDINBURGH, EH14 1NN

OFFERS OVER £165,000



'3/16 Appin Terrace is an exceptionally bright and spacious top floor flat which enjoys panoramic views as far as The Pentland Hills'

- Victorian Tenement Building
- Spacious Living / Dining Room
- Modern Kitchen
- Double Bedroom with Storage
- Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden & Unrestricted Street Parking
- Ideal First Time Buy or Investment



Description

3/16 Appin Terrace is an exceptionally bright and spacious top floor flat which enjoys panoramic views as far as The Pentland Hills. Forming part of a traditional Edinburgh tenement building, this superb first-time-buy is well-placed to take advantage of excellent local amenities and regular transport links into the nearby city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with shelved storage cupboard; expansive living room with storage cupboard, feature fireplace and spacious alcove, ideal as

a dining area or home office space; modern, well-equipped kitchen with base and wall-mounted units, integrated electric oven and ceramic hob with stainless steel splashback; double bedroom with sizeable mirrored wardrobes providing ample storage space and additional storage fitted beneath the windowsill; and bathroom with shower over the bath.

Further benefits of this property include gas central heating with a modern combi boiler and double glazing.

Externally there is a shared rear garden laid to lawn and unrestricted street parking to the front of the

building.

Extras

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

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.





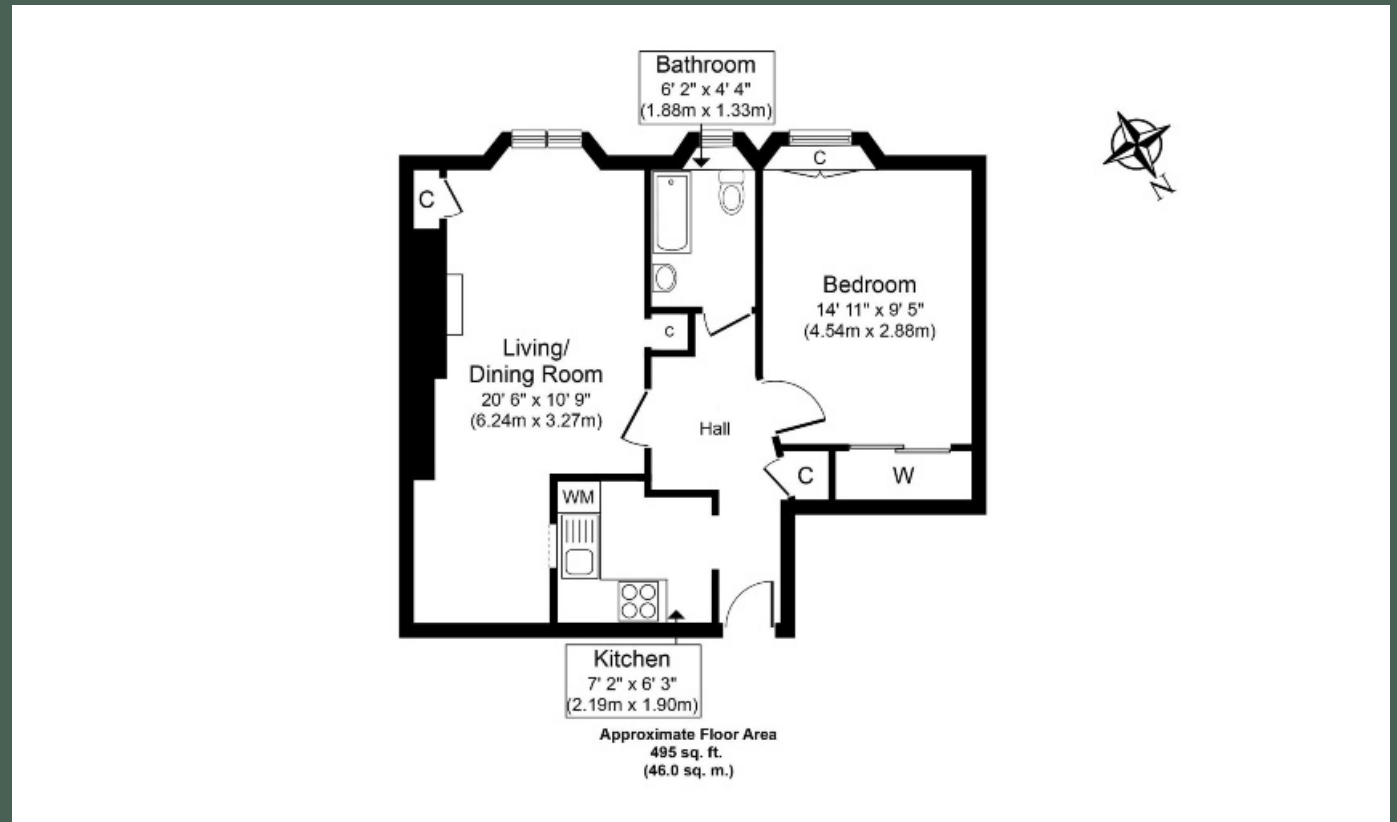
CURRAN & CO PROPERTY

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.