



2 Double
Bedrooms
+
1 Single
Bedroom



On
Street
Parking

Council Tax
C

EPC Rating
C

Offers Over £310,000

10 (2f1) East Norton Place, Edinburgh, EH7 5DR

Property

Providing bright and spacious accommodation this beautifully presented 2nd floor flat with 3 bedrooms and a family bathroom. With gas central heating and sash case windows the flat would make an excellent city home or buy to let property. The accommodation includes an entrance hallway with wooden flooring. A spacious lounge to the front. Off the lounge is access to the kitchen/diner. There are two double bedrooms, and one single bedroom/study. The family bathroom has a three piece white suite with a shower over the bath. The master bedroom also benefits from a semi open plan area ideal for walk in wardrobe or study space.

Extras

All The items are included in the sale of the property are as per the schedule. The property is being sold as seen. The seller does not warrant the working order of the appliances, systems, or services.

Parking

There are several permit/ metered parking options close to the flat.

- Second Floor flat
- Sitting Room
- Kitchen /diner
- Two Double Bedrooms
- One Single bedroom or Study
- Family bathroom with shower
- Storage Cupboard
- Traditional windows and Gas central heating
- Views to fife
- Close to Waverly Station
- EPC Rating –





Location

The property is located to the east of the city centre and around a 20 minute walk from Princes Street, St James Quarter mile shopping and leisure centre, Omni centre with restaurants, gym and cinema and the Playhouse theatre. Abbeyhill is both popular and convenient. There are a wealth of local shops along with Meadowbank Retail park with a Sainsbury supermarket along with other national retailers and a drive thru Costa Coffee. Holyrood park, Calton Hill and Lochend Park are within walking distance as is the new, state of the art Meadowbank Sports Centre. There are excellent bus and road links into the city centre and city bypass.

Home Report

The Home Report is available to download from our website www.glenham.co.uk The condition of the property and any material matter is disclosed in the Home Report.

Viewing

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP.

Solicitors

Anderson Strathern, Floor 2, 1 Rutland Court Edinburgh, EH3 8EY



