

59/4 BALBIRNIE PLACE
HAYMARKET, EDINBURGH, EH12 5JL

CURRAN & CO
PROPERTY



59/4 BALBIRNIE PLACE
HAYMARKET, EDINBURGH, EH12 5JL

OFFERS OVER £185,000



'59/4 Balbirnie Place is a spacious first floor flat, which forms part of a quiet residential development situated within walking distance of Haymarket Railway Station and the city centre'

- Factored Residential Development
- Living / Dining Room
- Newly Upgraded Kitchen
- Double Bedroom
- Modern Shower Room
- Electric Heating & Double Glazing
- Manicured Communal Grounds
- Private Residents Parking



Description

59/4 Balbirnie Place is a bright and spacious one bedroom first floor flat, which forms part of a quiet residential development. An array of amenities can be found at nearby Roseburn and Murrayfield, with Haymarket Railway Station and the city centre within walking distance.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with walk-in sized storage cupboard; generously proportioned living room with Juliet balcony and ample space for a dining area; newly updated kitchen with base and wall-mounted units, tiled

splashback and freestanding fridge/freezer, washing machine and cooker with ceramic hob; sizeable double bedroom with space for wardrobes; and modern shower room with fitted storage, heated towel-rail and glass walk-in shower enclosure. There is electric heating and double glazing throughout (with the bedroom window having recently been replaced).

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 kitchen appliances.

EPC Rating

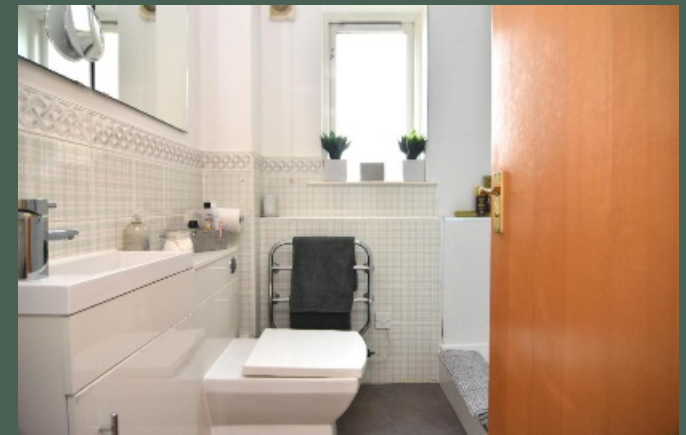
The energy efficiency rating of this property is band C.

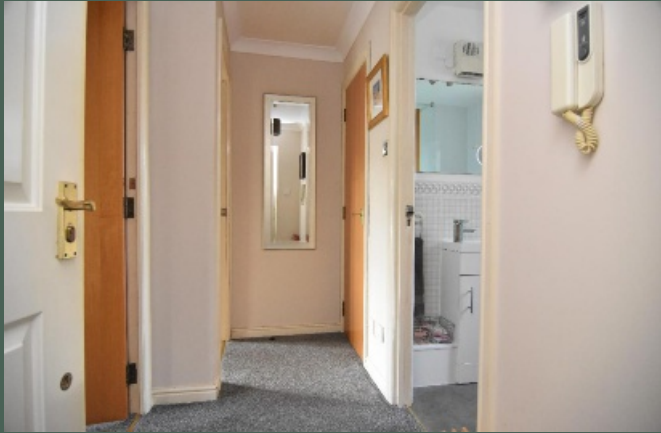
Council Tax

This property is subject to council tax band C.

Viewing

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





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33 Roseburn Terrace
Edinburgh
EH12 5NQ

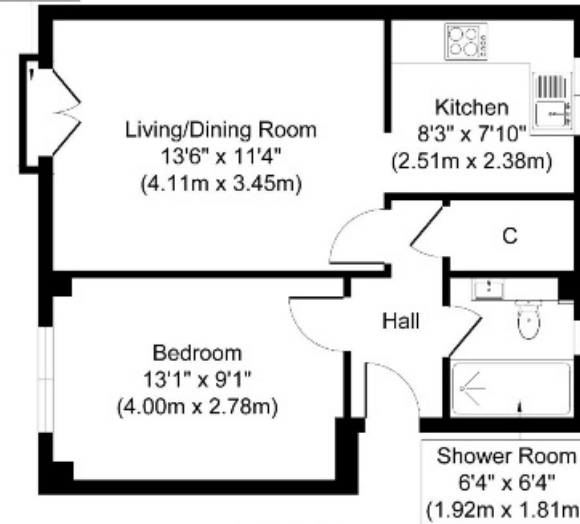
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Juliet
Balcony



First Floor
Approximate Floor Area
458 sq. ft
(42.54 sq. m)

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.