

# 8 Parsons Green Terrace, Edinburgh



Postcode: EH8 7AN

Bedrooms: 1

Council Tax: Band B



**First time buyers, look no further! A welcoming and attractive property!**

Open the double wooden doors of this main door flat, and discover a welcoming and attractive property. An entrance vestibule gives access to an open plan living room and kitchen, with plenty of space for work, rest and play.

Good natural light comes from the front-facing, quadruple glazed window, wall-mounted uplighters and recessed spotlights throughout. The kitchen has a range of attractive floor and wall units that provide good worktop and storage space. Chrome power points and switches are an attractive contemporary touch.

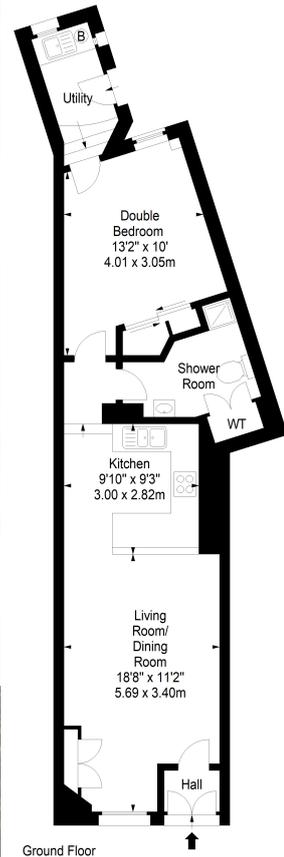
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Beyond the kitchen and up a step, you have, on the right, the shower-room and, straight ahead, a good-sized double bedroom with inbuilt wardrobe containing rail space, shelving, and sliding mirror-fronted doors.

Off the bedroom, a utility room houses the washing machine and central heating, as well as direct access to the garden area, complete with washing line. This mature, peaceful garden is home to conifers, a silver birch, a lawn, shrubberies and a paved area just made for a barbecue. The area immediately beside the back door is the perfect home for garden furniture in the sunshine.

Wooden flooring in the main rooms is a most attractive (and practical) feature and the property is in excellent decorative order throughout. Included in the sale will be all white goods, and curtains.

The flat is conveniently located for supermarkets, with Sainsbury's and Morrison's supermarkets close by, as well as sports facilities and transport links. Holyrood Park and Arthur's Seat are also close by, with the beaches of Portobello and the coffee shops of Easter Road easily accessible.



## Viewing

By appointment with selling agents.

## Features and Notes

Gas central heating, quadruple-glazed front window and double-glazed bedroom window. The window coverings; light fittings; and kitchen appliances are included in the price, but buyers are required to accept them in their present working order and no warranty is provided. No warranty is provided that smoke detection systems comply with current standards.



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