

FOR SALE



Caledonian Court, Eastwell Road

2 Bedrooms, 1 Bathroom, flat

Offers In Region Of £95,000


MARTIN&CO



29 Caledonian Court

- Modern mid Floor apartment
- Bright Lounge With Open Aspect
- Double Glazing
- Security Entry
- investment opportunity

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 81 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | EU Directive 2002/91/EC | |

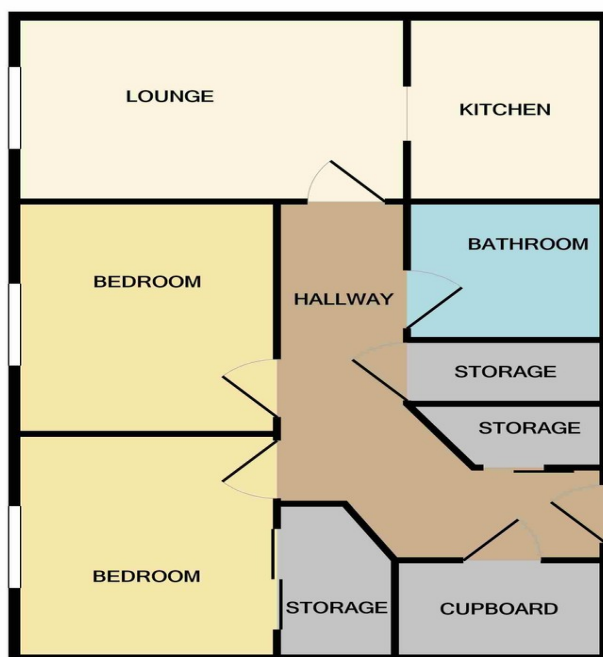
We are delighted to introduce to the market this spacious mid Floor apartment, with open aspects to the Stack, located within the popular Caledonian Court development.

The well proportioned accommodation comprises Entrance Hall, Lounge modern fitted Kitchen with wall and base units, There are two double Bedrooms, large store room/office /study fitted bathroom with electric shower over bath

This property will appeal to many purchasers including first time buyers and buy to let investors. The shared gardens to front and rear are mainly laid to lawn with paved patio area.

An allocated private parking spot is an excellent feature of this property.

With its secure door entry system this accommodation is perfect for those looking for a stylish home which is close to all local amenities, transport links and retail opportunities.



TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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