

8 East London Street Offers Around £175,000

Flat 1F1, 8 East London Street, New Town, Edinburgh, EH7 4BH





Overview

Located in the East New Town this extremely attractive one bedroom plus boxroom first floor flat has been maintained and upgraded to a high standard by the present owner.

The property boasts extensive stripped and polished flooring, original pitch pine internal doors and full working shutters to the lounge and double bedroom. Beautiful period cornice and centre ceiling rose have been retained in the lounge whilst the kitchen boasts newly fitted contemporary styled storage units with all appliances being included in the sale.



Accommodation

The property is entered by security entryphone system into an attractive flagstone floored communal stair and comprises of: entrance hall, twin windowed lounge, boxroom, newly fitted dining kitchen, double bedroom, shower room, separate W.C. There is a communal garden to the rear.

East London Street is located approximately half a mile from Edinburgh's famous Princes Street and is within approximately 400 yards from the East End which boasts a Harvey Nichols Store, The Playhouse Theatre and the Omni Centre, incorporating a multi screen cinema. All Edinburgh's main amenities are within reasonable walking distance or a short bus journey. This attractive cobbled street has residents permit parking as well as meter parking.

Security Entrance	–
Hall	12'5" x 3'9"
Lounge	14'11" x 13'3"
Boxroom	6'7" x 6'6"
Dining Kitchen	18'8" x 10'5"
Double Bedroom	11'10" x 11'0"
Shower Room	5'4" x 3'4"
Seperate W.C.	3'8" x 3'1"

Central Heating

The property has gas central heating.

Glazing

The property has single glazed windows.

Parking

Residents permit or meter parking

Extras

All fitted carpets, electric halogen hob, fan assisted oven, re-circulator hood, automatic washing machine, dishwasher, fridge, lounge coal effect gas fire and gas central heating.



Additional Information

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Home Report

A Home Report is available for this property with a valuation of £185,000.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.