



Offers Over £95,000

Postcode: EH16 4BE

Bedrooms: 1 Bedroom

Council Tax: Band A

Location

This well presented one bedroom main door apartment is located in the area of Duddingston, lying to the south-west of Edinburgh city centre. The area benefits from being within easy reach of various shopping outlets including Kinnaird Park, with its vast range of retail, leisure and commercial outlets, as well as smaller, local operators in the immediate locale. There are large supermarkets such as ASDA at the Jewel also within a short bus, car or cycle. In terms of local amenities, Holyrood Park, Duddingston Loch and golf course and the Jewel recreation park are all close by, with the Jack Kane and Bannatyne's fitness centres also within easy reach. Access to the A1 connects Duddingston to and from the city centre, with excellent public transport links literally on the doorstep.

Viewing

Open viewing is available on Sundays between 2pm and 4pm. Out with these times, viewing may be available by appointment, please contact our office on **0131 510 8740** or email info@mattac.legal and we will be happy to arrange a suitable time for you.



Accommodation

This ideal first-time buyer or rental investment property is well presented and comprises:

- Porch: The property is a main door property entering into a vestibule.
- Lounge / Diner: (5.9m x 3.1m) Forming the main body of the property, this lovely open-plan room allows ample space for relaxing and has a feature fireplace and flexible dining or study bar. The room benefits from stripped floorboards and has two fixed electric panel heaters and a double glazed window
- Kitchen: Featuring modern, beech fronted base and wall units, together with stainless steel sink, modern oven and washing machine. Tile effect laminate flooring and mosaic tiled splash back complete the room
- Bedroom: (3.5m x 3.6m) Spacious double bedroom with stripped wood flooring, large uPVC double glazed window and electric heater. The owners are leaving designer beech fronted sliding wardrobes
- Bathroom: Modern fitted bathroom with white three-piece suite, chrome shower extension fed from the bath mixer tap. The room is finished with vinyl flooring and mosaic tiling around the wet areas



Features

Additional features of the property including from uPVC double glazing and stripped floor boards in both the lounge and bedroom. Both the kitchen and bathroom are fitted and modern in appearance, however the house may benefit from some modernisation. The property is presented in a condition which is compliant with current regulations for rental properties and includes hard-wired smoke detection compliant with BS 5839. The property has functioned previously as a very well-performing rental venture.

Included In The Sale

All floor coverings, blinds, kitchen appliances and light fittings are included with the sale.

Factors

There are no property factors applicable.

Council Tax

As per the Scottish Assessors Website (www.saa.gov.uk) the property is shown to be in band A for council tax in the current year.

Energy Performance Rating

The property is rated **E** for energy efficiency and environmental impact.

