



Fixed Price £105,000

Postcode: EH16 4BE

Bedrooms: 1 Bedroom

Council Tax: Band A

Location

This well presented, one-bedroom, main door apartment is located in a pleasant, Victorian tenement situated in a cul-de-sac by Duddingston, to the south-west of Edinburgh's city centre. It would make an ideal first home or a great investment opportunity. The property benefits from being within easy reach of shopping outlets, including those located at both Kinnaird Park and Cameron Toll; each of which hosts a large range of retail, leisure and commercial operators. Smaller retail outlets are also conveniently located in the immediate vicinity. Central Edinburgh or Portobello Beach and Promenade are only a short drive, cycle or bus journey away. Closer at hand, Holyrood Park, Duddingston Loch, Duddingston Golf Club and Jewel Park are all nearby; with the Jack Kane Sports Centre and a Bannatyne Health Club & Spa also within easy reach. Easy access to the A1 connects the property to and from the city centre and the East Lothian coast, with excellent public transport links almost literally on the doorstep. For eating, drinking and socialising, the famous and historic Sheep Heid Inn is only a short walk away.

Viewing

Open viewing is available on Sundays between 2pm and 4pm; and on Thursdays between 6pm and 7pm. Outside these times, viewing may be available by appointment. Please telephone us on **0131 510 8740** or email info@mattac.legal and we will be happy to make arrangements with you.



Accommodation

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

- Porch: The property is a main door apartment, 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 it has two fixed electric panel heaters and a double glazed window.
- Kitchen: Located off the lounge / diner, the kitchen features modern, beech fronted base and wall units, together with a stainless steel sink; a modern oven; and a washing machine. Tile effect laminate flooring and a mosaic tiled splash back complete the room.
- Bedroom: (3.5m x 3.6m) Spacious double bedroom with stripped wood flooring, a large uPVC double glazed window and an electric heater. The owner is leaving designer, beech fronted, sliding-door wardrobes, which greatly enhance the room and available storage.
- Bathroom: A modern fitted bathroom with white, three-piece suite and a chrome shower extension fed from the bath mixer tap. The room is finished with vinyl flooring and mosaic tiling around the wet areas.



Features

The property features a new wooden front door; uPVC double glazing throughout; and stripped floor boards in both the lounge and bedroom. Both the kitchen and bathroom are fitted and modern in appearance, but some modernisation may be of benefit. The property is presented to the market in a condition which complies with current regulations for rental properties, including hard-wired smoke detection compliant with BS 5839. The apartment has served the present owner as both a home and as a very well-performing rental property.

Included In The Sale

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

Council Tax

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

Energy Performance Rating

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

