



Offers Over £169,000

Postcode: EH8 9UP

Bedrooms: 2 Bedrooms

Council Tax: Band B

Spacious, two-bedroom maisonette

First time buyers, investors and parents looking for easy to maintain accommodation for your student children – here is the property for you.

Set on two levels over the first and second floors of the building, there is a living room with plenty of space for a dining table and chairs, two double bedrooms, a well-fitted kitchen and a bathroom. The living room and one of the bedrooms enjoy a pretty spectacular view of Salisbury Crags and another appealing feature is the balcony that doesn't just provide the access to the front door but also somewhere to sit in relative shelter and take in the air.

The electric heaters can be centrally controlled but the present owners prefer to use them on an individual basis. Double glazing means that the property is easy to keep warm.

The property is in good decorative order throughout and purchasers will find that there is little that they need to do other than just get settled in. There is a patterned paper covering to one wall in hall with emulsion finishes elsewhere.

There is an external store cupboard on the ground floor of the building.

Amenities are both local and plentiful. There are Tesco, Aldi and Farmfoods outlets, as well as all sorts of other shops, within walking distance in Nicolson Street, while, when more major stocking up is required, the Cameron Toll shopping centre is only a short drive away. There are many places to eat and drink in the area, while only a little further on foot takes you to the Cowgate and then the Grassmarket. The Festival Theatre and Queens Hall are also close by.

The University's Pleasance Sports Complex and Gym is open to members of the public and the Commonwealth Pool, which also has a gym and fitness studios, is not far up the road. For those who prefer their exercise to be a little more leisurely, Holyrood Park is the obvious choice and, while not quite on the doorstep, within sight and doesn't take long to get to.

The property is conveniently located for the main university campus. For those whose student days are behind them and need to get to work, Waverley Station is also within walking distance and buses to various parts of the city can be caught nearby. On street parking is available.



Accommodation

Hall: The uPVC outer door retains something of the traditional with its brass knocker and has a patterned insert. The frosted glass side panel will remain but the cat flap can stay or go depending on buyers' fondness for feline company. An alcove under the stairs provides handy storage, while those stairs lead to the sleeping accommodation and the bathroom. Wall-mounted hooks are conveniently situated beside the door for coats and jackets. Laminated flooring. Ceiling mounted spotlights. Entryphone handset.

Lounge: 4.3m x 3.9m. The view up to Salisbury Crags is one that can't fail to impress and can be enjoyed from the two windows that provide good natural light. There is plenty of space for soft furnishings, but the room will also easily take a dining table and chairs. The windows have wooden surrounds and sills and there is a natural wood finish to the glass-panelled door from the hall. Carpet.

Kitchen: 3.5m x 2.4m. Lying off the hall through a glass-panelled door with a natural wood finish, this is a generous preparation and cooking area. A full range of modern wall and floor units provides excellent storage and plenty of worktop space. The work surfaces have a wood veneer finish, offset by the chrome handles of the cupboards, and there is a stainless sink with mixer tap and drainer. The resident cook or chef has an integral hob (with extractor hood), grill and oven to work with and there is space for a washing machine and fridge freezer. A large window set in a wooden surround provides good natural light, while the three-way ceiling-mounted spotlight and the lighting under the units keep things nice and bright whatever the time of the day. There is tiling over the hob and sink and a tiled splashback over the work surfaces.

Landing: A double cupboard houses the hot water tank and has useful wooden shelving. There is also that greenest and most energy efficient of clothes drying aids – a pulley. Carpet. Ceiling mounted spotlight. Smoke alarm.

Bedroom 1: 4.3m x 2.9m. The view to the crags will surely make getting out of bed and opening the curtains to start the day a little easier. There is plenty of space for that bed and freestanding furniture for clothes and other storage. The wooden surround and sill of the window providing the view complement the natural wood finish of the door from the landing. Built-in cupboard with hanging space. Carpet.

Bedroom 2: 4.3m x 2.5m. This second very comfortable double room also benefits from built-in storage. A double cupboard has useful clothes hanging space, while a second, set behind wooden louvered doors, has wooden shelves suitable for books, files and a computer (or more clothes) and can serve as a work station. The large window provides good natural light if there is some home-working being done and is set in a wooden surround and above a deep sill. Carpet.

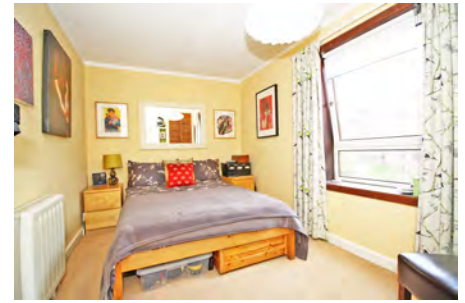
Bathroom: 2.2m x 1.7m. The mixer shower here is not just any mixer shower! The hot water comes at mains pressure from, for those who are interested in plumbing matters, an unvented tank - and, so far as the sellers are concerned, provides an unrivalled showering experience. The shower is above the bath and the suite (in white) is completed by a close-couple WC and pedestal wash-hand basin. There is a wall-mounted mirror-fronted medicine and more, concealed, storage beneath the bath. The walls are tiled over the bath, WC and wash-hand basin, with emulsion finishes elsewhere. Wall-mounted towel rail. Tile effect vinyl floor covering.

Energy Performance Rating

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

Viewing

Thursday 7-9pm; Sunday 2-4pm; or by appointment, telephone 0131 510 8740.



53 / 5 VIEWCRAIG GARDENS, EDINBURGH EH3 9JF
TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

This floor plan is a guide only and should not be relied upon for exact dimensions. Measurements are approximate. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.