



Postcode: EH17 8DG

Bedrooms: 3

Council Tax: Band A



Peaceful three-bedroom flat with balcony and front and rear gardens representing ideal first-time purchase or investment

This is a great opportunity to purchase a property that is an ideal first home for a single person, young couple or even a small family. A rare chance to buy a three-bedroom flat in the well-established residential area of Southhouse. Featuring private front and rear gardens, with direct access to the rear garden via the sheltered balcony off the living room, the flat has the sort of outdoor space that would be the envy of many owners of larger properties.

Inside, the bright living room features wall-to-wall windows along its external side, including the door onto the covered balcony, providing outside space with shelter! Beyond the balcony is the private rear garden and, on the other side, the private front garden gives even more space to get fresh air.

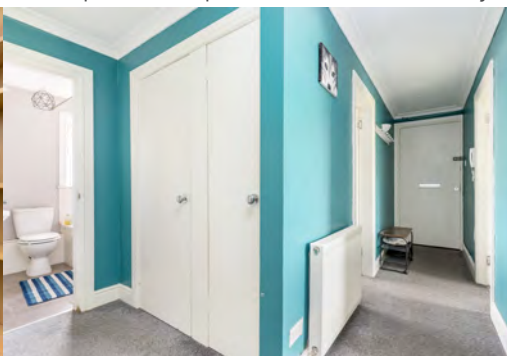
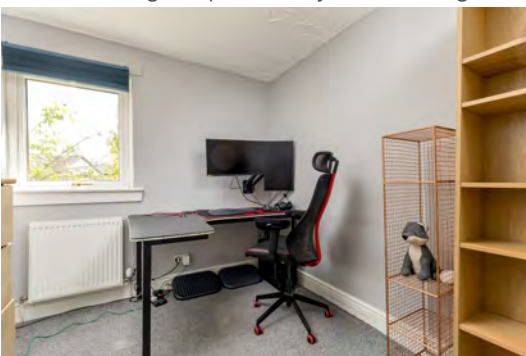
7/1 Southhouse Brae, Edinburgh



The good-sized kitchen comes with appliances, including the washing machine; oven and hob; fridge-freezer; and, unusually in a flat, a dishwasher. The bathroom has a clean, white-coloured, three-piece bathroom suite with a shower over the bath. The three double bedrooms provide flexibility in how the accommodation can be used. The third bedroom is presently serving as a home office, but could easily be a guest room or a child's bedroom.

There are plenty of useful storage cupboards in the flat itself; and there is an additional private storage cupboard located immediately outside the flat, accessed from the common stair. For warmth, there's the always sought after gas central heating and partial double-glazing, which features upgraded soundproofing in the lounge, kitchen and main bedroom.

There's plenty of parking outside, which is a particular boon given how near Straiton and the city bypass, with very easy access to the M8, M9, A1 and Edinburgh Airport, are by car. Buses give excellent public transport connections to the city centre or the Royal Infirmary of Edinburgh.



Viewing

By appointment with selling agents.

Features and Notes

Gas central heating and partial double-glazing. The fitted floor coverings; window coverings; light fittings; and kitchen appliances are all included in the price, but buyers are required to accept them in their present working order and no warranty is provided. No warranty is provided that smoke detection systems comply with current standards.

