



Quietly situated to the rear of a traditional tenement, we offer for sale a bright and attractive second floor flat. Located in a cul-de-sac, in a popular area with excellent local amenities and easy access to the city centre.

Hallway

Lounge/diningroom with feature electric stove

Fitted kitchen/appliances

Double bedroom

Bathroom with shower over bath

Separate WC

Security entryphone

Communal garden

Unrestricted on street parking

Many extras included

Ideal first time buy

Quiet, popular location

Early viewing recommended

17/6 Bothwell Street, Easter Road

Offers Around £100,000



VMH LLP SOLICITORS

17/6 Bothwell Street comprises a bright, attractive and well proportioned second floor flat (Ratray), forming part of this substantial and handsome building. Quietly situated in a cul-de-sac, the property is located within the popular Easter Road district of the city, where there are excellent local amenities available. There is also easy access to surrounding districts, Ocean Terminal, and the main commercial and financial heart of the city.

The flat is entered from a well kept communal stairwell via a security entryphone system. Offering accommodation quietly situated to the rear of the building, the rooms benefit from large windows allowing copious amounts of natural daylight to flood in. Having been well maintained by its present owner, it enjoys the benefit of a feature electric stove within the lounge/diningroom area. The kitchen, bathroom, and separate WC fittings are all of a reasonable standard, with the former benefiting from an attractive range of white fronted wall and base units with the hob, oven, washing machine, and fridge/freezer all to be included within the sale price. The bathroom benefits from a three piece white suite to include a shower over the bath. The property is in reasonable decorative order with the floor coverings being a mixture of carpeting and vinyl. Although having been modernised, the property still possesses some original features to include decorative cornice work, panelled doors, and moulded skirting boards.

There is a communal garden and unrestricted on street parking is available directly outside on Bothwell Street. One of the particularly attractive features of this flat, is that as it has an aspect to the rear of the building, it is extremely quiet.

In summary, it is anticipated that this home will prove to be of particular interest to perhaps a first time buyer, couple, or for investment purposes, and early viewing is recommended.

Hallway

Entered from the well kept communal stairwell via a solid door with security spyhole, the hallway in turn provides access to the lounge/diningroom, double bedroom, bathroom, and separate WC. Benefiting from a vinyl covered floor, coat hooks, ceiling mounted smoke alarm, wall mounted entryphone handset, and a built-in cupboard affording useful additional storage space and housing the electricity meter and fuse box.

Lounge/diningroom 3.93m x 3.27m (12'11" x 10'9")

Quietly located to the rear of the property is a reasonable sized

reception room. Offering space for the usual lounge furniture and a dining table and chairs, this room possesses a carpeted floor, feature electric stove on a tiled hearth with brick style recess, and a built-in cupboard offering some storage space and housing the twin insulated hot water tank.

Kitchen 2.08m x 1.98m (6'10" x 6'6")

Located off the lounge/diningroom with an aspect to the side of the property is the kitchen. Having been refurbished and upgraded, it benefits from an attractive range of white fronted wall and base units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with mixer tap over. The hob, oven, washing machine, and fridge/freezer are all to be included within the sale price. Vinyl covered floor, painted lined walls, and a painted pine lined ceiling.

Bedroom 4.46m x 2.84m (14'8" x 9'4")

As can be seen from the dimensions, this is a good sized double bedroom again benefiting from a quiet aspect to the rear of the property. Allowing space for the usual bedroom furniture this room possesses a carpeted floor and a part decorative cornice.

Bathroom 1.98m x 1.24m (6'6" x 4'1")

Accessed off the hallway and located internally this room possesses a two piece white suite of bath with Triton shower over and shower rail above, and a wash hand basin with pedestal. Part tiled walls, display shelf areas, vinyl covered floor, and a wall mounted extractor fan.

WC

Also accessed off the hallway, this area possesses a two piece suite of WC and wall mounted wash hand basin. Vinyl covered floor, shaver point, fitted wall mirror, shaver light, display shelf areas, and a frosted single glazed window with an aspect to the rear of the property.

Gardens

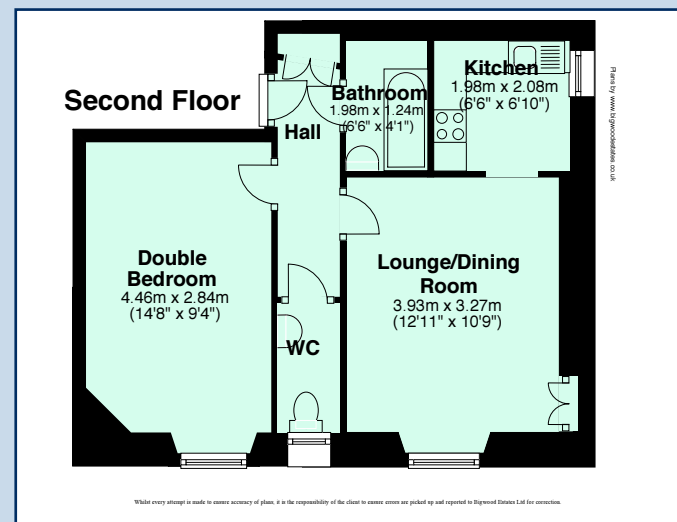
The property enjoys the benefit of a use of an area of communal garden ground.

Parking

There is unrestricted on street parking available directly outside on Bothwell Street.

Extras

To include all fitted carpets and fitted floor coverings, hob, oven, fridge/freezer, washing machine, tumble dryer, curtains, and the light fittings.



Viewing

Sunday 2-4pm or telephone the seller on 079841 86655 for an appointment.



HOME REPORT available from selling agents:- property@vmh.co.uk

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

No documentation will be exhibited in respect of the compliance or otherwise of any replacement windows.

Although every attempt has been made to ensure accuracy, the details contained within this brochure are not guaranteed or warranted and will not form part of any future contract to buy.

If you are interested in this property you are advised to have your solicitor note your interest in order that you may be informed if a closing date is fixed.

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