



Offers Over £189,000

91/4

Giles Street





91/4

Edinburgh, EH6 6BZ

This superb dual aspect first floor flat is fabulously presented and is in TRUE MOVE IN CONDITION, forming part of a modern block within a sought after development, the property comprises, Hall, beautifully appointed lounge with Juliette Balcony, modern fitted kitchen, two double bedrooms both with built in wardrobes and family bathroom with shower. Double Glazing, efficient electric heating, entry phone system. Well kept communal grounds plus permit parking for two cars. A Property that must be viewed to be appreciated.





Communal Entrance

Access to this fabulous home is from a secure entry external door accessing the block then through well kept halls and stairs to the first floor

Hall

A further external secure door accesses the flat. The hall in turn leads to the lounge, kitchen, both bedrooms and family bathroom. Deep cupboard allows for storage. Quality polished wood flooring.

Lounge

A beautifully appointed public room located to the front of the property with double French style doors opening out to the Juliette Balcony. Ample space for lounge and dining furniture. Lovely polished solid wood flooring. Professional Modern decoration.

Kitchen

A stylish modern kitchen with a supply of floor and wall storage units, wipe clean work surfaces with brick effect ceramic tiled splash backs and inset stainless steel sink, drainer and mixer taps. Integrated electric fan assisted oven and hob. Plumbing for automatic washing machine.

Bedroom One

A superior sized double bedroom, positioned to the rear of the property with window formation attracting natural light. Built in wardrobe.

Bedroom Two

The second double bedroom, again positioned to the rear. Built in wardrobes.

Family Bathroom

The tastefully designed and extensively wet walled family bathroom has three piece suite comprising Low flush WC and wash hand basin set into an attractive modern vanity unit and full sized bath with thermostatically controlled shower with glazed shower screen. Ladder style heated towel rail.

Grounds and Parking

The property is set with factored, well maintained, Communal Grounds. Two permits for off street resident parking.

Heating and Glazing

Gas central heating, Electric heating. Entry Phone System.



Contact

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

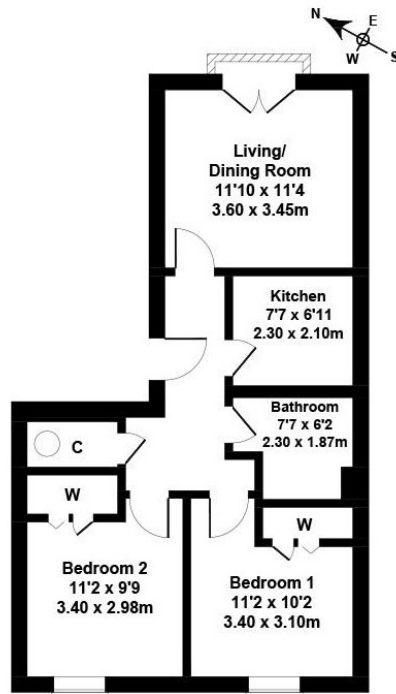
MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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