



28 Leamington Terrace, EDINBURGH, EH10 4JN

Offers over £230,000

Description

Attractive end terraced stone built upper villa requiring modernisation and upgrading. Excellent potential for attic conversion/enlargement. Accommodation comprises entrance vestibule and hallway, upper hallway, lounge with bay window, two double bedrooms, study/bedroom 3, Kitchen and bathroom. Garage and private parking space to rear. Original features. Good residential area ideal for city centre and University.

Viewing

By appointment telephone 07766496716

Features

- Good residential area
- Close to city centre and University
- Modernisation and upgrading required.
- Excellent potential for attic conversion/enlargement
- Fine original features
- Garage and private parking space to rear
- Private parking in Leamington Lane with security entrance gates.

– Where personal legal service is a tradition –



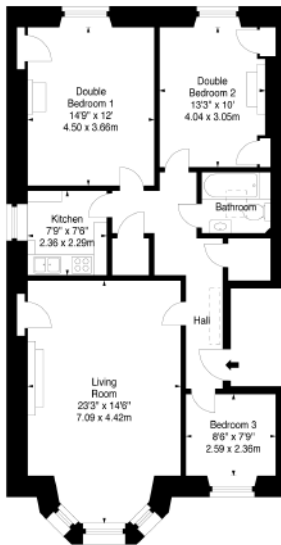
28 Leamington Terrace, EDINBURGH, EH10 4JN



Location

Bruntsfield is one of Edinburgh's most popular residential areas lying approximately one mile south of the city centre. An excellent range of shopping facilities is available to suit everyday needs including a varied range of shops, bars, restaurants, banks and a Waitrose store is located in Morningside Road. A regular bus service gives access to other areas of the city and the city by-pass is located about two miles further south. There are highly regarded schools in the vicinity and the property is conveniently situated for Edinburgh University, Napier University, Edinburgh College of Art and the Sick Children's Hospital. Leisure pursuits are varied and include the open parkland of the Meadows and Bruntsfield Links, Royal Commonwealth Pool, Warrender baths and Craiglockhart Sports centre. There are a number of golf courses within easy reach, cinemas, theatres and the Fountain Park complex with its multi screen cinema, health club and restaurant are all close at hand.

Leamington Terrace, EH10 4JN
Approx. Gross Internal Area
991 Sq Ft - 92.06 Sq M



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



16 Queen Street Edinburgh EH2 1JW
Telephone: 0131-225 2354 Fax: 0131-220 2388
DX: ED 30 EDINBURGH-1
E-mail: michelle@lindsayduncanblack.co.uk

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. All measurements are approximate.

