



65/5 Firrhill Drive
Edinburgh
EH13 9EU



Offers Around £120,000

Most attractive top floor flat set in a block of six in this popular residential area. The bright and spacious accommodation is in excellent decorative order throughout and comprises - vestibule, hall, lounge, two double bedrooms, family bathroom and kitchen. Full gas fired central heating and double glazing. Attic storage. Large private gardens to rear. Communal drying green also to the rear. All fitted carpets, curtains and light fittings together with a dishwasher, electric cooker, gas hob, cooker hood, fridge freezer and washing machine are included in the sale. Early viewing off this lovely flat is highly recommended.

Viewing:

Sunday - 2 - 4 pm or by appointment telephone 07812 918014

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- Where personal legal service is a tradition -

This is a lovely bright top floor flat set a block of six in this popular residential area. The accommodation is bright and spacious and in excellent decorative order throughout. The property has lovely southerly views towards the Pentland Hills at the front. The flat benefits from full gas fired central heating and double glazing. The flat also benefits from a large partially floored attic area providing excellent storage. There is a large private area of garden ground to the rear with a communal drying green immediately adjacent to the building. All fitted carpets, floor coverings, curtains and light fittings are included in the sale price as are the dishwasher, electric cooker; gas hob; cooker hood, fridge freezer and washing machine in the kitchen. The property is an excellent first time purchase and early viewing is highly recommended.

The property is set in the popular Colinton Mains area which has a wide variety of local facilities. There are good local retail facilities close at hand including a Tesco store within walking distance and a Morrison Store at hunters Tryst which is within a short driving distance. There are good local primary and secondary schools within easy walking distance. The area also has a wide range of leisure facilities and Craiglockhart Sports Centre and Hillend Ski slope are within easy reach. There is an excellent local public transport service giving easy access to the city centre and surrounding areas. The property is most conveniently situated for access the city by-pass which in turn gives access to the motorway networks linking central Scotland and the north and the main roads leading south.

The accommodation comprises:-

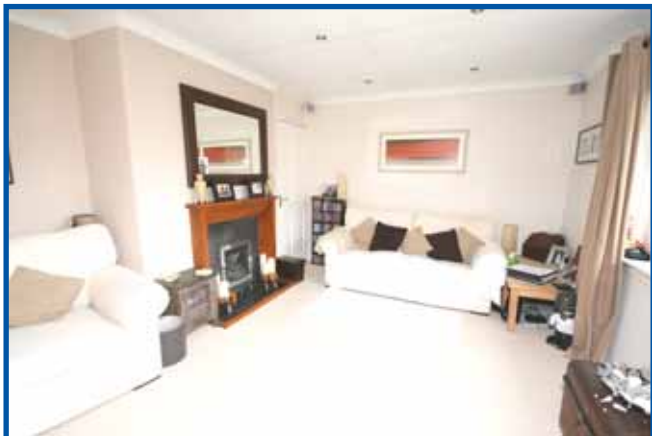
Vestibule

Useful entrance vestibule with laminate floor. Wall mounted coat hooks. Triple spotlight light fitting. High level electricity meter and fuse box.

Hall

Large entrance hall with laminate floor giving access to all rooms. Track spotlight fitting on ceiling. Hatch giving access to the large partially floored attic storage space. Smoke alarm. Central heating radiator.

Lounge



Approximately 15'10" x 12'3". This large bright room faces to the front of the property with lovely views south to the Pentland hills. Fitted carpet. Curtains. Living flame gas fire set in a marble hearth with wooden mantle above. TV aerial. Telephone point. Plain coving. Inset spotlight fittings in ceiling. Central heating radiator. Shelved cupboard giving good storage space.

Kitchen



Approximately 8'9" x 8'8" this modern fitted kitchen contains matching floor and wall units giving excellent storage accommodation and ample work surface areas. Inset stainless steel sink with a right-hand drainer and mixer tap. Tiled splashback around the units. Built in electric oven, gas hob and cooker hood. Fridge freezer. Dishwasher. Washing Machine. Vinyl floor covering. Window blind. Central heating radiator. Inset spotlight fittings in ceiling. Useful storage cupboard.

Double Bedroom 1



Approximately 11'1" x 10'11". This large double bedroom faces to the front with views towards the Pentland Hills. Fitted carpet. Curtains. Plain coving. Telephone point. Central heating radiator.

Bedroom 2

Approximately 12'2" x 9'4". This double bedroom faces to the rear. Fitted carpets. Curtains. Plain coving. Central heating radiator.

Bathroom

Approximately 7'8" x 5'3". This attractive family bathroom contains a matching white three piece suite of bath with electric shower above, wash hand basin and w.c. Fully tiled walls. Shower screen. Heated towel rail. Inset spotlight fittings in ceiling. Fitted shelving and medicine cabinet.



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.