

**Connor
Malcolm**
Residential
Property



**SOUTHHOUSE
9/8 SOUTHHOUSE SQUARE**



VIEWING HIGHLY RECOMMENDED OF THIS FABULOUS THIRD FLOOR FLAT WITH OUTSTANDING VIEWS AND SPACIOUS ACCOMMODATION

FIXED PRICE £110,000

**VIEWING: BY APPOINTMENT
THROUGH SOLICITORS
ON 0131 557 3188**

This superb third floor flat comprises: welcoming hall, lounge with balcony, kitchen, two double bedrooms and bathroom. Gas central heating. Double glazing.

Internal viewing is essential to fully appreciate the potential of this fabulous 3rd floor flat. The property is ideally located in Southhouse which is a well established residential district lying to the south of Liberton with easy links to the city bypass and beyond. A frequent public transport service passes along the main road, which provides access to most parts of the city.

The spacious accommodation comprises: communal entrance with security entryphone, hall, lounge, kitchen, two double bedrooms and bathroom. The property further benefits from a gas central heating double glazing and communal drying area to the rear. The extras offered with the sale include the freestanding electric cooker, fridge/freezer and all carpets.

ACCOMMODATION

ENTRANCE STAIR

The property is accessed via a security entry phone system into a well maintained entrance stair.



ENTRANCE HALL

The property is accessed through a timber door. Radiator. Fitted carpet. Three good sized cupboard providing an abundance of storage space. Entry phone handset. Smoke alarm.

LOUNGE (13'9 x 12'7, 4.18m x 3.84m)

The lounge can easily accommodate a dining table and chairs as well as lounge furniture. Windows to front and door to balcony which provides ample daylight as well as excellent views. TV aerial point. Telephone point. Radiator. Fitted carpet. Three double power points.

KITCHEN (10'10 x 10'8, 3.30m x 3.27m)

This kitchen is fitted with wall and base units incorporating a stainless steel sink with worktops. The free standing electric cooker and fridge/freezer are to be included in the sale. Two good sized cupboards provide excellent storage. Windows to the rear provides natural light. Central heating boiler. Laminated flooring.

BEDROOM I (14' x 10'5, 4.27m x 3.17m)

This attractive double bedroom is situated to the front of the property and benefits from windows providing excellent daylight and nice views over the play park. Two double fitted wardrobes with hanging

rails and shelving with mirrors on the doors provide an abundance of storage. Laminated flooring. Two double power points.

BEDROOM II (12'3 x 9'10, 3.74m x 2.99m)

This second double bedroom is rear facing and could easily accommodate a double bed as well as other free standing furniture. Windows overlooking the communal drying area. Fitted carpet. Two double power points.

BATHROOM (6'2 x 6', 1.88m x 1.84m)

The bathroom is fitted with a three-piece suite comprising a bath with Mira Sport shower over, washhand basin and w.c. to side. Stylish full wall tiling. Radiator. Laminated flooring. Opaque window to rear.

IN CONCLUSION

This flat is very bright and spacious, internal inspection is recommended to appreciate the generous accommodation on offer.



PROPERTY DEPARTMENT
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from The City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date.