



Bellevue

11/1 Huntingdon Place
EH7 4AX



1



2



EPC Rating

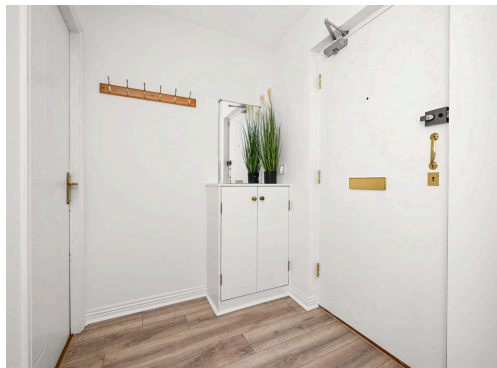
Ground Floor Flat - Buzzer 11/1

FIXED PRICE £300,000

- Hallway with storage
- Spacious living/ dining room
- Modern kitchen
- 2 bedrooms (master en-suite)
- Bathroom with shower

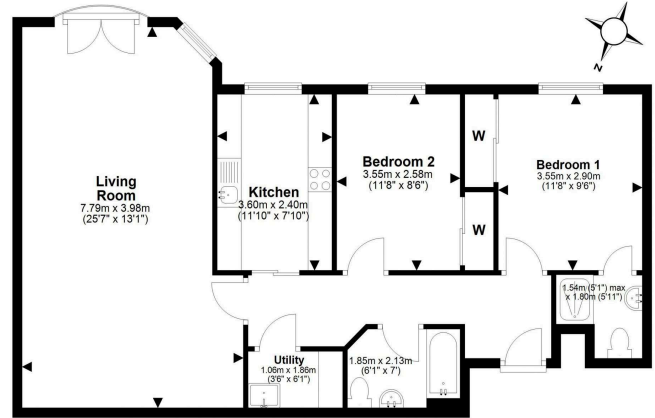
- Gas central heating
- Double glazing
- Allocated parking space within secure carpark
- Communal grounds
- Excellent transport links

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

This spacious ground floor flat is located in the popular Bellevue district close to the City Centre. There is an abundance of recreational facilities available nearby including the Playhouse Theatre and the Omni Centre with multi-screen cinema, gym, bars and restaurants. A regular bus and tram service is available taking you to the City Centre and further afield including Edinburgh international airport. Waverley Train Station is also within easy reach as well as the St James Quarter shopping mall.

The flat is entered via a communal secure stairway and opens to a spacious hall with an entryphone handset, and a deep storage cupboard currently configured as a utility room housing a sink and a washing machine. The spacious lounge/dining room has French doors to a small balcony and looks out onto the communal grounds. The modern kitchen is equipped with base and wall units as well as several integrated appliances including oven with gas hob, fridge freezer and dishwasher. The master bedroom has a built-in mirrored wardrobe and en-suite off. The en-suite comprises of WC, wash hand basin, electric powered shower unit and a heated towel rail. A second bedroom also has a built-in mirrored wardrobe. Completing the accommodation is the family bathroom and comprises of a WC with concealed cistern, wash hand basin within a vanity unit, bath with shower head attachment and a heated towel rail.

Additional benefits include gas central heating, double glazing, an allocated parking space within a secure resident's car park and communal grounds.

Notes - James Gibb is the factor. Factor charges invoiced quarterly, approx. £300-£350 per Quarter. Float held of £230. Charges are for communal cleaning, grounds maintenance, communal electricity, building insurance and ad hoc repairs.

EXTRAS

To include the aforementioned white goods, carpets, curtains/blinds and light fittings.

OFFERS

Offers Over £290,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc