



FOR SALE **Offers Over £195,000**

**5/1 Thorntreeside,
Edinburgh, EH6 8FG**



Modern & Bright 2 bedroom (1 e/s) ground floor flat, with private parking & secure entry. Ready to move in condition. Excellent investment property.

This modern, attractive & bright property offers excellent accommodation in a quiet sought-after area with excellent local amenities, being economical to heat and presented in a ready to move in condition, with all fixtures and fittings included in the sale price. It benefits from a secure entry system, including security alarm, and is located within a modern factored building with residents' permit parking. The accommodation, accessed via a secure entry door with modern buzzer system, opens into an airy and welcoming hallway with 2 practical storage/utility cupboards, neutral décor, with a bright feature wall, dark wood flooring continues into the open plan lounge and dining area. The lounge/dining area is presented to a very high standard with tasteful décor and lighting. The kitchen, accessed directly from this area, is extremely modern in design and benefits from integrated gas hob, electric oven, cooker hood and fridge freezer. The master bedroom is located to the rear of the property, again tastefully decorated and carpeted with a luxuriously fitted en-suite bathroom with electric Mira shower over the bath. There is a delightful small private patio area directly accessed from the bedroom, with a very quiet outlook and ideal for al fresco dining. The second double bedroom is also located to the rear of the property and would make an ideal children's room or guest bedroom, carpeted and neutrally decorated. To complete the accommodation a stylish fully tiled modern shower room with double shower cubicle is located off the hall.

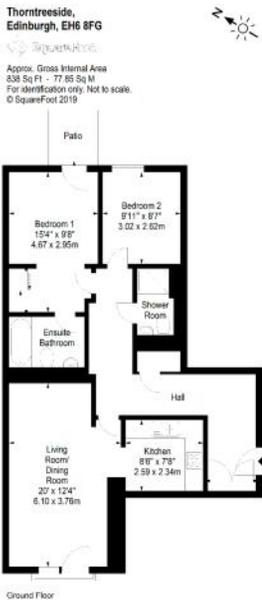
As well as the private outdoor area, there is a lovely, well maintained landscaped area to the rear of the building for shared used by all residents.

Located just off Easter Road, this property is within an easy few minutes' walk of many local amenities, fantastic restaurants, bars and not to forget the delightful Leith Links. A Tesco Supermarket is also within an easy walk of the property, as well as local Primary and Secondary Schools. There are ample public transport links to the City Centre and beyond, with access to the A1 and City Bypass being an easy reach by car.

This property also offers has excellent buy to let potential with a rental valuation of around £995pcm and is fully compliant for residential letting.

Viewings are by appointment only. Please telephone the Agent: 0131 555 2777 for an appointment.

All Offers should be submitted within the format of the Scottish Standard Clauses Edition 3 to the Agent, in the first instance. Verified copies of identity for the buyer should also be included with any offers in line with the current AMLR requirements for Estate Agency Business.



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Disclaimer: These particulars are produced in good faith and are for use as a general guide only. They do not constitute any part of a contract. Potential purchasers must satisfy themselves by inspection or otherwise on all matters.



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