

94-16 Inchview Terrace
Craigentinny
Edinburgh
EH7 6TF







94/16 Inchview Terrace is a bright and spacious two bedroom second floor flat forming part of a converted A-Listed red brick building that was formerly Ramsay Technical Institute. The flat features open southerly views. The property is situated to the East Side of Edinburgh in the popular residential area of Craighentilly and very close to Portobello. Excellent shopping and leisure facilities are available at Portobello which includes an Aldi supermarket just a short walk away, a large Scotmid with post office and a Sainsbury's Local. The area is well served by an eclectic mix of restaurants, bistro bars, cafes, pubs and independent shops.

Leisure and recreational facilities nearby include Portobello Beach & Promenade, Abercorn Park & Figgate Park, Portobello Swim centre & Turkish baths, Gymnastics & Soft Play Centre and 5-a-side football pitches. In addition Morrisons Supermarket, Meadowbank Retail Park and Asda Hypermarket which offers 24 hour shopping are all located close by. Further High Street stores can be found at The Fort Kinnaird Retail Park.

There is a good choice of schools available at both primary and secondary level along with a wide and varied selection of pre school nurseries and playgroups in the area. The property is well placed for access to the City Centre and East Lothian either by car or regular public transport services.

Internally the property is in excellent order throughout and benefits from recently installed electric heating with individual thermostats, well-maintained double glazing and good storage facilities. The integrated kitchen appliances are included in the sale together with the washing machine, dishwasher and fridge / freezer. All light fittings and shades are also included in the sale.

Access to the property is via a well-maintained common passage and stair with a secure entry system and lift access. There is an allocated parking space and visitor's parking spaces.

James Gibb Property Managers factor the development, the monthly charge is approximately £123 per month, this includes building insurance and upkeep of the communal areas.





PROPERTY DETAILS

- Entrance Hall with 2 built-in storage cupboards.
- Bright and spacious Living Room with twin astragal windows with lovely southerly views.
- Elevated kitchen area matching wall and base units. Integrated electric hob, oven and hood. Ample work surfaces with stainless steel sink with drainer. The washing machine, dishwasher and fridge/freezer are included in the sale. Space for dining table and chairs.
- Large Double Bedroom 1 with shelved walk-in wardrobe and cupboard fitted with a vanity unit with mirror above.
- Second Double Bedroom 2 with astragal window with open views.
- Stylish family Bathroom with white three-piece suite comprising bath with Aqualisa power shower above, featuring an additional wall-mounted remote start, wash hand basin and W/C. Bathroom storage unit. Mirrored bathroom cabinet.



Viewing by appointment on 0131 524 3800





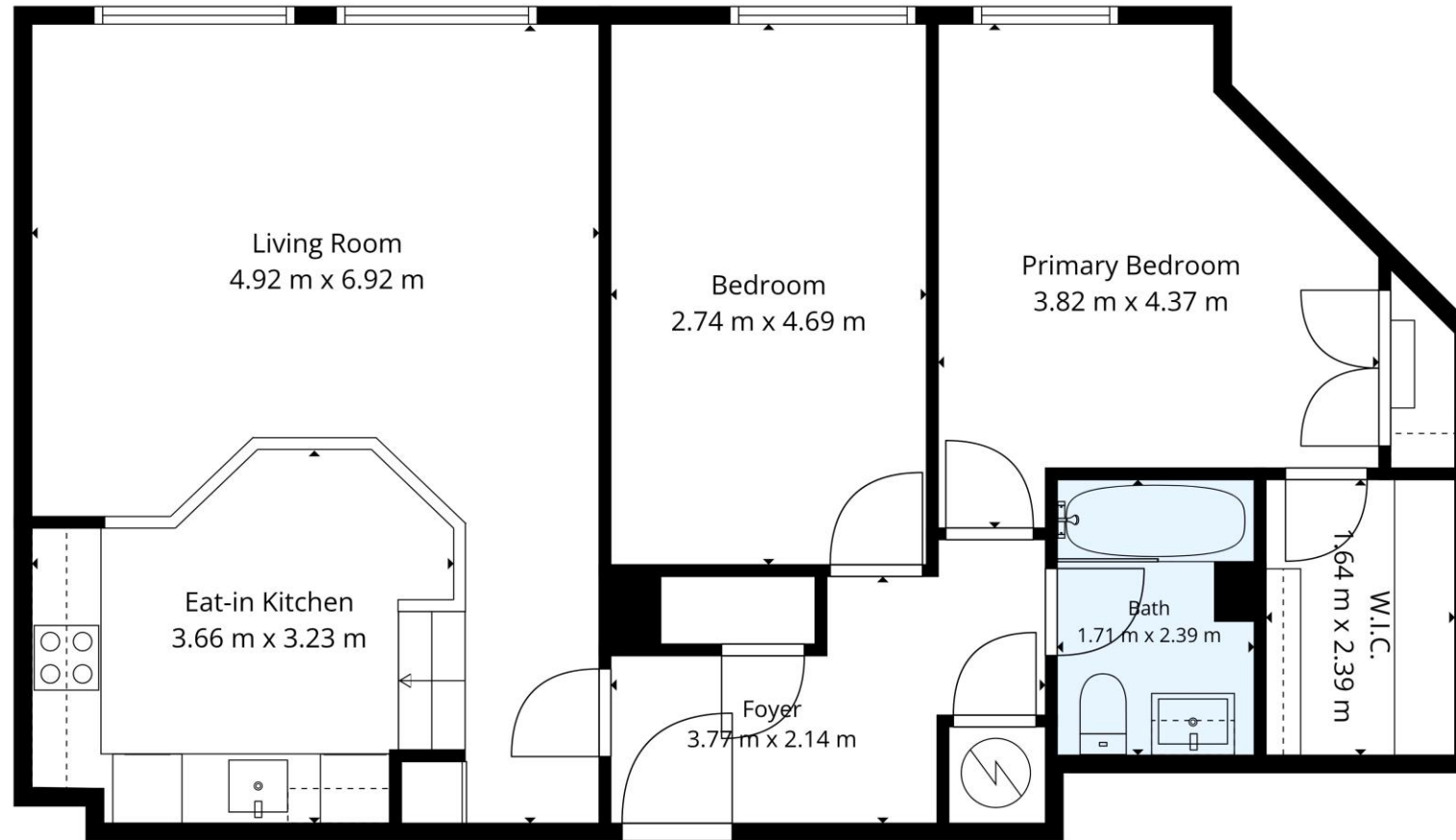


External

The flat benefits from an allocated parking space. There are also additional visitors parking spaces.

The development features attractive and well maintained garden grounds with a large lawn and a lovely array of established plants and shrubs.

- Energy Efficiency Rating - D
- Council Tax Band - E



Total: 80 m2
 Second Floor: 80 m2
 Excluded Areas: Walls: 6 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

