

EDINBURGH
15/5 WEST CROSSCAUSEWAY
NEWINGTON

FIXED PRICE £145,000

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk



EDINBURGH 15/5 WEST CROSSCAUSEWAY NEWINGTON

FIXED PRICE £145,000

**2ND FLOOR FLAT IN
DESIRABLE LOCATION
CLOSE TO LOCAL
AMENITIES AND
UNIVERSITY
IDEAL FIRST TIME BUY OR
INVESTMENT**

**ENTRANCE HALLWAY
LOUNGE/DINING ROOM
KITCHEN
DOUBLE BEDROOM
SHOWER ROOM
ELECTRIC HEATING
SECURE ENTRY PHONE
ZONE 3 PARKING**

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368
FAX: 01620 824671

ESPC
espc.com

General Description

West Crosscauseway is conveniently situated within the popular Newington area of the city. The Meadows, Bruntsfield Links and Arthurs Seat with their attractive walks are close by and there is a good selection of local shops providing for everyday requirements. Regular bus services give access to most parts of the city. This is a convenient central location for the university, Royal Infirmary and city centre.

The property is an interesting 2nd floor flat which has been which is found to be in good decorative order throughout. The accommodation briefly comprises of Entrance hallway, lounge/dining room, kitchen, shower room and double bedroom. The property which is deceptively spacious has many pleasing features and benefits from electric heating and a secure entry phone.

Early viewing is highly recommended due to the desirable location of the property.

Accommodation

ENTRANCE HALLWAY

Front door opens into the hallway which in turn provides access to the lounge, shower room, and double bedroom. Secure entry phone. Storage cupboard.

LOUNGE/DINING ROOM

5.46m x 3.25m (17'11" x 10'7")
Spacious lounge with dining area set in recess. Set in Window to the front aspect of the property. Shelving to alcoves. Television and Telephone points.

KITCHEN

2.68m x 2.17m (8'9" x 7'1")
Fitted with a range of base units, with work surface over and incorporating a stainless steel sink unit and drainer. Electric hob and cooker. Laminate flooring. Window to the front aspect.

BEDROOM I

3.77m x 3.05m (12'4" x 10'0")
Double bedroom with window overlooking the front aspect of the property. Large storage cupboard. Coving to the ceiling.

SHOWER ROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin and shower cubicle. Fully tiled walls. Shelved storage area. Laminate flooring.

EXTRAS

Included within the sale are all floor and light fittings.

COUNCIL TAX BAND - C



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