



9/4 Handyside Place

Offers Over £186,000

2 bedroom flat for sale

Description

Summary

- Shared secure stair entry.
- Stairs and lift to all levels, including underground parking.
- Welcoming reception hall with excellent storage.
- Living room
- Separate fully fitted kitchen
- Master bedroom and bedroom 2 with fitted wardrobes, telephone and tv points.
- Spacious three piece bathroom with electric shower over bath.
- Gas central heating/double glazing.
- limited non allocated parking within secure underground parking & CCTV.
- Unrestricted on-street parking in surrounding streets.

Description

An excellent opportunity has arisen to acquire this highly desirable two bedroom first floor apartment, well located within the popular Slateford/Gorgie area of Edinburgh. The apartment forms part of a sought after modern development, perfectly positioned for access to local amenities and a short journey to the south west of Edinburgh City Centre. Viewing of this property is highly recommended. Internally this accommodation is in good decorative order, briefly comprising of an entrance hallway with a meter cupboard, large walk in storage cupboard with shelving, modern fitted kitchen benefiting from an integrated 4 ring gas hob, electric oven, extractor hood, fridge/freezer, washer/dryer (all Zanussi appliances), separate living dining room with west facing window. There



are also two double bedrooms with built-in wardrobes (with hanging rails and shelving) and a three piece bathroom suite with electric Mira shower over bath. This property also benefits from a secure door entry system, a lift, gas central heating, full double glazing and communal garden grounds surrounding the property. There is also a secure underground car park (limited parking) with bike storage areas and bin stores. The apartment has carpeting in all rooms, except bathroom and kitchen which have vinyl flooring. Window blinds throughout.

Location

Slateford/Gorgie is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street. The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. There is a large Sainsbury's supermarket nearby, an Asda at Newmart Road and a Marks and Spencer Foodhall and other outlets at Edinburgh West Retail Park off Chesser Avenue. Leisure and recreational opportunities nearby include several large public parks, Gorgie City Farm and Fountain Park Leisure Complex. There are local Post Office services with a full choice of banking and building society services also within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Gorgie Road. Haymarket Railway Station and tram stop are also within close proximity of the property.

NB – Please note photography is of a similar property. It is representative of the apartment, its fixtures and fittings

EXTRAS: All fitted carpets and floor coverings, window blinds, kitchen appliances to include the integrated hob, oven, cooker hood, fridge/freezer, and washer dryer included (all Zanussi appliances).

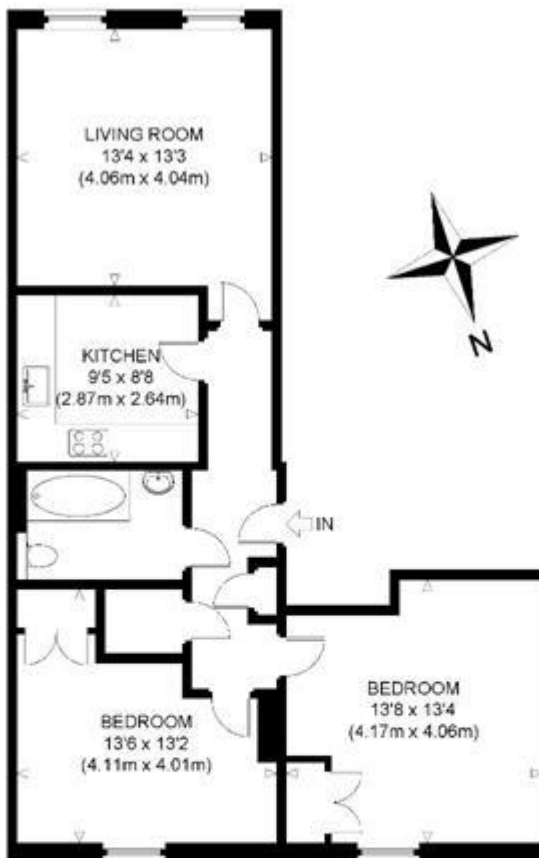
COUNCIL TAX BAND – C.

TRAIN STATION - APPROXIMATELY 1 MILE TO HAYMARKET STATION.

AIRPORT - APPROXIMATELY 7.2 MILES TO EDINBURGH AIRPORT.

BUSES - WITHIN 100 METRES

Tenure



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 743 SQ FT / 69.0 SQ M

HANDYSIDE PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ FT / 69.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Viewing by appointment only

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