

42/9 The Shore,
Edinburgh
EH6 6QU

cameron stephen
solicitors & estate agents



accommodation

- Entrance Hall
- Sitting room
- Breakfasting kitchen
- 2 Double bedrooms
- Bathroom

features

- Electric heating
- Single glazing
- Security entry phone
- Laminate flooring
- Lift

description

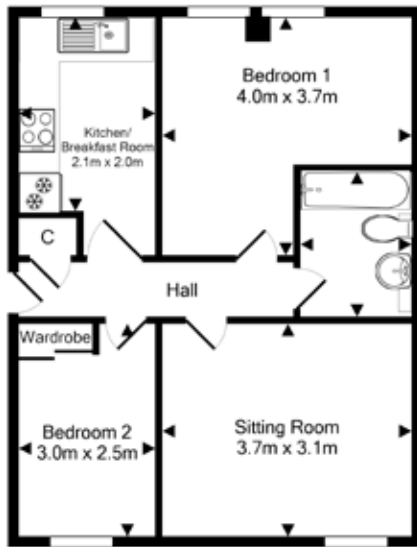
Excellent first time buyer or buy to let opportunity, located in the heart of The Shore area of Edinburgh. One of the oldest and the architecturally most distinctive warehouses in Edinburgh, this A Listed building is ideally located to take full advantage of the vibrant community centred in this highly popular area. Located on the second floor, the accommodation comprises entrance hall, sitting room, breakfasting kitchen, 2 good sized double bedrooms and bathroom. The property benefits from electric heating and a security entry phone system. There is also a large private storage cupboard on the ground floor and the building is served by lift access.

further information

EPC Band: C
 Home Report Value £200,000
 Factor Info: James Gibb manage the development and a payment of approximately £70 per month is payable. Items to be included: Flooring, light fittings & kitchen appliances.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Total Approx. Floor Area 40.8 Sq.M. (440 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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espc

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