



Price  
**Offers over £55,000**

### Property **Features**

- Situated within a traditional well maintained granite tenement in which entry is gained by security door locking system, this top floor flat offers bright airy accommodation and would be an ideal first time purchase/letting investment.

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### Property **Summary**

Situated in a sought after location which offers easy accessibility to most parts of the city. The property is of fresh decorative appearance affording the opportunity to move in with minimum inconvenience and also enjoys the benefits of Gas Central Heating, Double Glazing, a modern fitted Kitchenette with various integrated and freestanding appliances all of which are included and an upgraded Shower Room with white suite which can also be accessed from the Bedroom. Laminate and other floor finishes, blinds, curtains and light fitments are all to be included in the price.

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**Hall:** Hall with hardwood exterior door with glazed panel, laminate flooring, meter cupboard.

**Lounge:** 4.11m x 3.50m (13'6" x 11'6") approx. Bright airy west facing Lounge which creates a bright living environment, laminate flooring, dido rail, two wall lights, central light fitment, blind and TV point.

**Kitchenette:** 1.21m x 3.73m (4'0" x 12'3") approx. Kitchenette with facing wall units with coordinating granite effect work surface with tiling above, stainless steel sink unit with mixer tap, integrated Four Ring Ceramic Hob with Electric Oven below and Extractor Fan above, fittings for plumbing and automatic Washing Machine, recessed area suitable for a Fridge/Freezer, ceramic floor tiles, NBD Hotpoint Washing Machine and Fridge/Freezer are both to be included in the price.

**Bedroom:** 2.13m x 2.74m (7'0" x 9'0") approx. Double Bedroom with high level storage cupboards, stainless steel curtain pole, lower level storage cupboard.

**Shower Room:** 1.68m x 1.98m (5'6" x 6'6") approx. Upgraded Shower Room with white suite with WC and WHB with mirror above, corner shower tray with tiled shower area with fitted thermostatic shower glazed shower doors and screens, triple spotlight, heated towel rail.

#### **(Outside)**

Excellent well-laid out communal garden.

#### **(Other Information)**

Floor finishes, curtains, blinds and light fitments are all to be included in the price.

Map

