

INVESTMENT
~ Property Agency ~

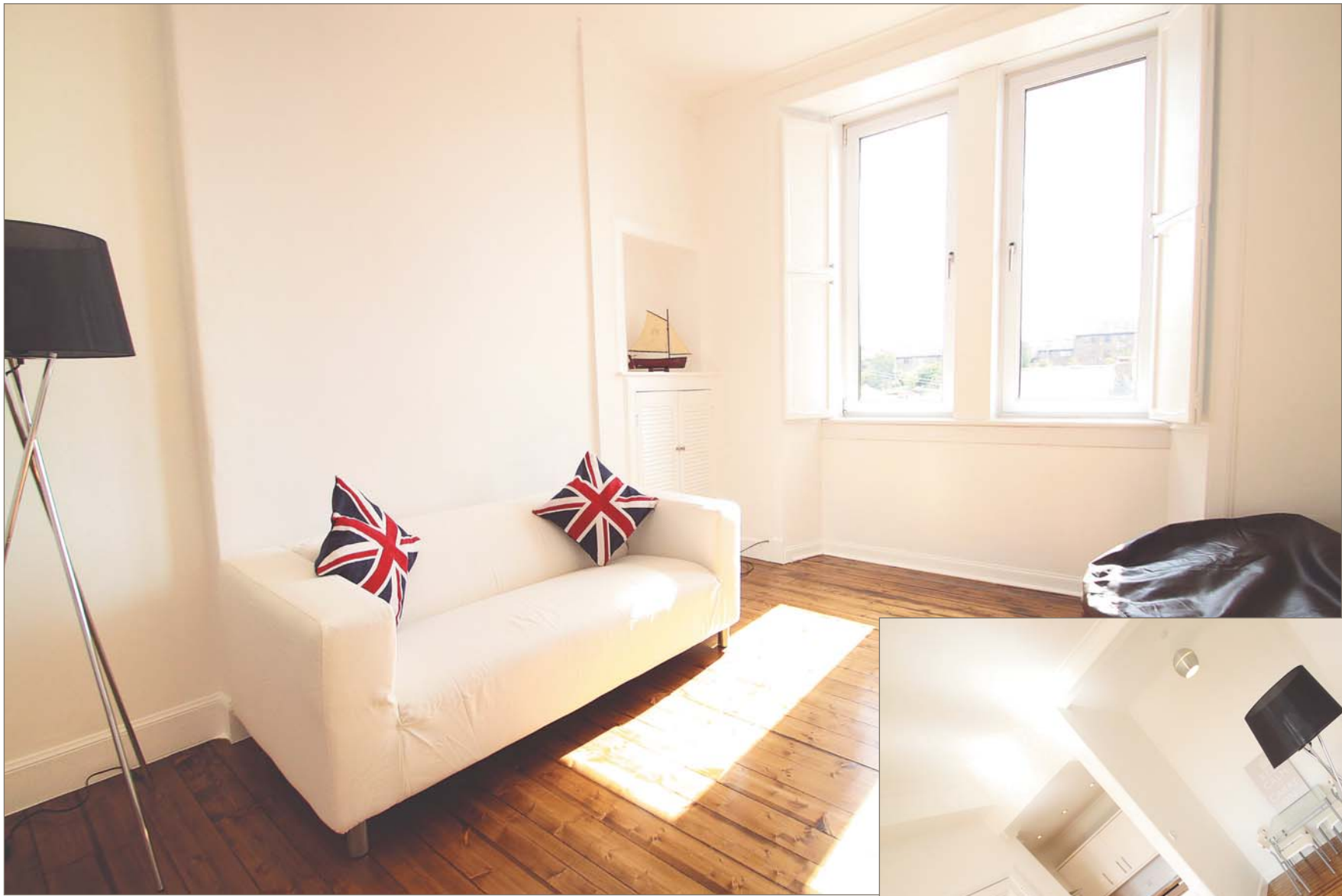
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CITY CENTRE
43/7 LOGIE GREEN ROAD, EH7 4HB





Viewing by appointment on 07768 520003

Stylish and newly upgraded 2nd floor front facing flat located close to the city centre providing fabulously spacious and bright accommodation.

Hall, 20ft lounge/dining room, open plan contemporary white high gloss kitchen with appliances, double bedroom with fitted mirror wardrobes, shower room and W.C. Stripped and varnished floorboards, new electric heating, PVC double glazed windows, entryphone system & shared garden. Brand new furniture included for ease of purchase therefore ideal for first time buyer or rental investment with anticipated yield of 5.5%

Investment Property Agency comment,
'This is a really great flat, which has a brilliantly positive feel and balance to all the rooms. As soon as we walked in we knew we had come across a gem - it is also incredibly sunny given that it is west facing. We love the open plan living area, high ceilings, exacting attention to detail and fabulous white high gloss kitchen. The floors look fantastic in a medium oak stain... someone will love to call this home'

Hall
Stripped floorboards, halogen light fitting, smoke detector wired to mains, modern trip fuse board and power point.

Lounge/Dining Room (20'2 x 10'7) 6.1m x 3.2m
Excellent sized room with twin front facing windows having sunny west facing aspect plus working shutters, storage heater, stripped floorboards, display press and dining recess to rear.

Kitchen (7'3 x 5'3) 2.2m x 1.6m
White high gloss kitchen with built in stainless steel oven, hob, chimney hood, washing machine and fridge included in sale. Inset stainless steel sink with 'Metro' tiled splashback. Inset halogen lighting, extractor fan and stripped floorboards.
Double Bedroom (10'9 x 10'8) 3.3m x 3.2m
Double bedroom with open outlook to front, newly fitted mirror wardrobes, storage heater and stripped floorboards.

Shower Room (8'9 x 4'2) 2.7m x 1.3m
With white wash hand basin and shower enclosure with 'Mira Sport' electric shower, tiled floor, extractor fan and halogen light fitting.

W.C. (7'0 x 2'11) 2.13m x 0.89m
With white W.C., wash hand basin, window to front and hardwood floor.

Extras
All contents included in sale.

Logie Green Road, off Broughton Road, lies less than 1.5 miles north east of Princes Street and is therefore ideally placed for those working within the city centre. Within the immediate vicinity there is a wide range of facilities to meet everyday needs including shops, bank, post office, newsagents, Tesco superstore, restaurants, bars, Glenogle Baths, Royal Botanic Gardens and Water of Leith Walkway.

