





*'Superbly presented and generously proportioned top floor flat forming part of a traditional Victorian built tenement within a sought after location close to amenities and city centre.'*

Hallway, lounge with living flame effect gas fire, contemporary style open plan kitchen with appliances, spacious double bedroom with built in mirror wardrobes, luxurious bathroom with electric shower above bath and separate W.C. compartment. Stripped floorboards and doors. PVC double glazed tilt and turn windows. Electric storage heating. Secure entry phone system. Shared rear garden. On street permit and metered parking to front.

Logie Green Road, off Broughton Road, lies approximately 1.5 miles northeast of Princes Street and is therefore ideally placed for those working within the city centre or wishing to take full advantage of living within a modern European capital. Within the immediate vicinity there is a wide range of facilities to meet everyday needs including shops, newsagents, Lidl supermarket, Tesco superstore with Costa Coffee, restaurants, bars, Glenogle Baths, Royal Botanic Gardens, St Mark's Park and Water of Leith Walkway with cycle path. It is also worth noting the close proximity to Stockbridge and Broughton Street which have an eclectic range of independent boutiques, specialist shops, bars and restaurants along with St James Quarter plus Omni Centre at Greenside.

#### Extras

The property can be sold fully furnished, as seen, for ease of purchase.

#### Energy Performance Rating

F









## TOP FLOOR

