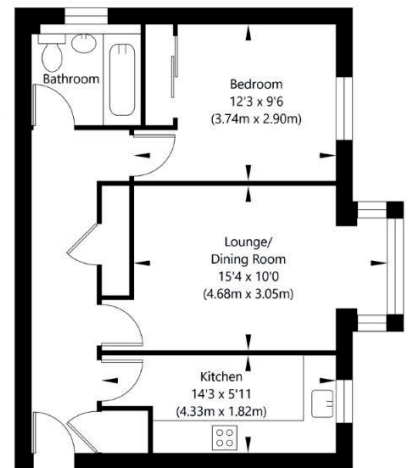




First Floor
Approx. Gross Internal Area of Main Residence
46.32 Sq M / 499 Sq Ft.
Not to scale. For identification only.
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60/3 MOIRA TERRACE EDINBURGH, EH7 6RY

OFFERS OVER £145,000

VIEWING: BY APPOINTMENT, PLEASE
TELEPHONE SOLICITORS ON 0131 665 9041

ATTRACTIVE FIRST FLOOR FLAT WITH SEA VIEWS, IN
A MATURE MODERN LANDSCAPED DEVELOPMENT,
CLOSE TO EXCELLENT AMENITIES AND GOOD
TRANSPORT LINKS.

- HALL
- LOUNGE/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- WITH FITTED WARDROBES
- BATHROOM
- EXCELLENT STORAGE
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING

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DESCRIPTION

60/3 Moira Terrace is an attractive first floor flat in a mature modern development, enjoying sea views from most rooms. The property has a long entrance hall with two storage cupboards and there is a lovely lounge/dining room with a box bay window to the front of the building. The kitchen has modern base and wall units with fitted work surfaces and tiled splash back and the hob, oven and extractor hood are included in the sale together with the fridge and washing machine. The property has a double bedroom which benefits from fitted wardrobes and there is a bathroom with a three-piece suite and a shower over the bath. Double glazing and electric heating have been installed and the development has residents parking and landscaped communal grounds. Early viewing is highly recommended to appreciate the accommodation on offer which will appeal to a variety of purchasers.

LOCATION

The property is close to an abundance of excellent amenities, including the city centre, bars and restaurants, the Playhouse Theatre and the Omni Centre with cinema. Shopping is superb with everything from small specialist shops, large and small supermarkets, to prestigious department stores and Meadowbank Retail Park and Fort Kinnaird Shopping Centre are all close by. Portobello, with its popular beach, is just a short walk away with good shopping and recreational facilities including Powerleague Football and Portobello Swim Centre and a good choice of cafes, bars and restaurants. Leith is also easily accessible and boasts excellent facilities. Edinburgh has a good public transport service operating throughout the city and the new tram network is accessible from York Place. There is access to the main road networks throughout the city, including the A1 and Edinburgh City Bypass. Holyrood Park, Queens Park, Arthur's Seat, Duddingston Loch and Calton Hill are all within easy reach as are a number of golf courses. Schooling is well represented at all levels in the area.

PARKING

The property has access to residents parking.

EXTRAS

The carpets and flooring, hob, oven, extractor hood, fridge and washing machine are all included in the sale.

