

FOR SALE

12/1 Southhouse Crossway
EDINBURGH, EH17 8FF



This is a well-proportioned two-bedroom, ground floor flat, forming part of a modern block. Located on the Southern outskirts of the city, this property is an ideal opportunity for a first-time buyer or buy-to-let investor.



0131 229 4400
www.acepm.co.uk



DESCRIPTION

This is a well-proportioned two-bedroom, ground floor flat, forming part of a modern block. Located on the Southern outskirts of the city, this property is an ideal opportunity for a first-time buyer or buy-to-let investor.

Accessed off the common stair well, the accommodation comprises: Entrance hall with storage cupboard; sitting room with bay window; kitchen/breakfast-room with modern wall and base units and adequate work top area; master bedroom with fitted wardrobes and an en-suite shower-room; double bedroom with fitted wardrobes and a modern bathroom fitted with a three-piece suite.

Features include entry phone system, gas central heating, modern double glazing and a resident's car park.

AREA

Located in the suburb of Southhouse, this property sits to the south of Edinburgh city centre yet still benefits from the full range of city amenities.

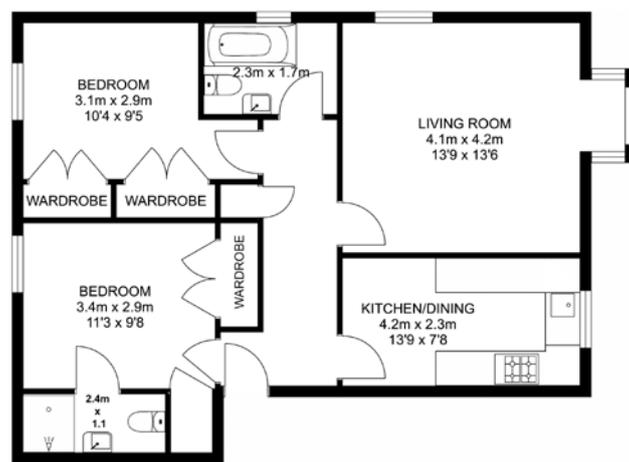
The immediate area is well served by a range of local shops, with a good variety of additional shops, restaurants and supermarkets also available at the nearby Cameron Toll Shopping Centre and Straiton Retail Park.

Local amenities include the Gracemount Leisure Centre and Gracemount Health Centre and there is well regarded schooling.

The property is within commuting distance of the City's business and commerce centres at Lothian Road and Fountainbridge, the Scottish Parliament, and The New Royal Infirmary. For the commuter, regular bus services take you to the City Centre and surrounding areas. For those travelling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, and Edinburgh Airport.

All price and viewing details are available on our website www.acepm.co.uk

12/1 Southhouse crossway, Edinburgh



TOTAL APPROX FLOOR AREA 218'6 Sq Ft (66.6 Sq M)
APPROX CEILING HEIGHT: 2.8m
MEASUREMENTS ARE APPROXIMATE
MARKETING PHOTOGRAPHY LTD 2018

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing
call **0131 229 4400** or email **sales@acepm.co.uk**

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