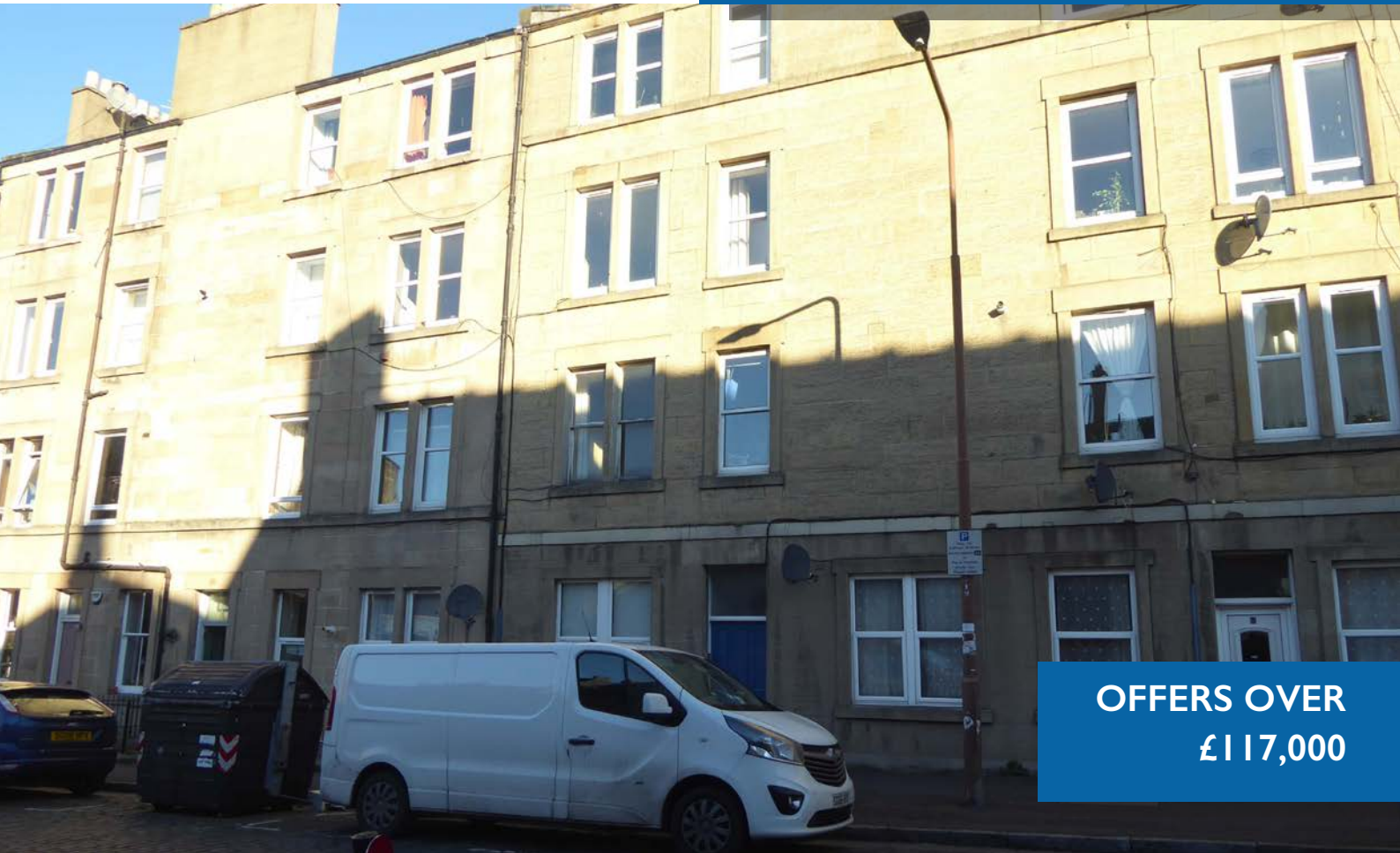
Malcolm Jack & Matheson

7 (1F4) CATHCART PLACE EDINBURGH, EH11 2HP



OFFERS OVER £117,000

IDEAL DEVELOPMENT PROJECT AND FIRST TIME BUY. ONE BED FIRST FLOOR FLAT WITHIN TRADITIONAL TENEMENT IN THE HEART OF DALRY. IDEAL FOR QUICK AND EASY ACCESS TO EDINBURGH CITY CENTRE.

SECURE ENTRY PHONE SYSTEM
HALL
LOUNGE
KITCHEN
DOUBLE BEDROOM
BOXROOM
SHOWER ROOM
SEPARATE WC
COMMUNAL REAR GARDEN
ZONED PARKING
EPC – E



AREA DESCRIPTION

Dalry is a short walk from Princes Street and offers a wide selection of shops including a large branch of Lidl minutes from the property, coffee shops, restaurants and bars are all within a few minutes on foot and there are excellent public transport links to many other parts of the city. In addition, a tram stop at the foot of Dalry Road provides a direct link with Princes Street and the designer shops on George Street, in one direction and Edinburgh Business Park, the Gyle Centre and Edinburgh International Airport in the other. The Dalry Swim Centre offers a wide programme of activities, there is a Nuffield Health Gym at nearby Fountainpark, a cinema, a casino, a trampoline centre, a tenpin bowling alley and a number of popular eateries. The Union Canal tow path is within a few minutes and there are several local access points to the city's cycle path network

PROPERTY

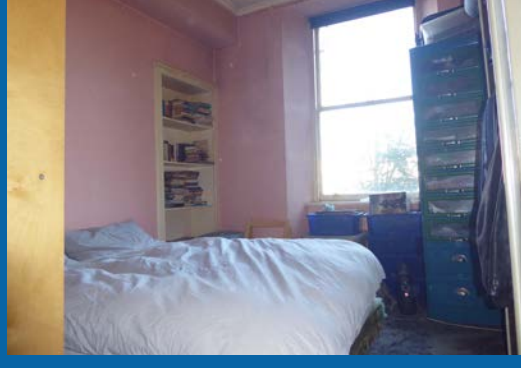
The property is a first floor one bed flat within a traditional tenement. Entrance to the property is via a secure communal entrance and stair with entry phone system. The property is ideally located for walking into Edinburgh City Centre and for local amenities Dalry has to offer. There is also quick access to the bus and tram links to Edinburgh City Centre and the surrounding areas.

Internally the property offers bright and spacious accommodation, but the property would now benefit from a full upgrade and modernisation. The property consists of lounge, kitchen, double bedroom, boxroom would make an ideal home office, shower room and separate WC. There is a tenement association in place.

Externally there is a communal rear garden and zoned parking.







ACCOMMODATION

HALL 3.79m x 1.82m (12'5" x 6')
Entry phone handset. Carpet.

LOUNGE 4.22m x 3.14m (13'10" x 10'4)
Bright and spacious lounge with fireplace. Twin windows to front. Original wooden flooring.

KITCHEN 2.17m x 1.94m (7'1" x 6'4")
Fitted wall and base units with integrated sink and drainer. Free standing electric cooker and fridge. Vinyl flooring.

BEDROOM 4.20m x 3.01m (13'9" x 9'11")
Spacious double bedroom with window to rear. Ample space for bedroom furniture. Carpet.

BOXROOM 2.24m x 1.94m (7'4" x 6'4")
This is a versatile room would make an ideal home office. Fitted shelving. Carpet.

SHOWER ROOM 1.72m x 0.80m (5'8" x 2'8")
Two-piece suite comprising shower cubicle with shower curtain and pole. Wash hand basin. Vinyl flooring.

SEPARATE WC
WC with fitted wash hand basin. Vinyl flooring.

EXTRAS
All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the free-standing fridge and electric cooker.

VIEWING
By appointment. Call Malcolm Jack & Matheson to arrange a viewing appointment.

HOME REPORT
There is a Home Report for this property.

ENTRY
Entry by mutual arrangement.

OFFERS
Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

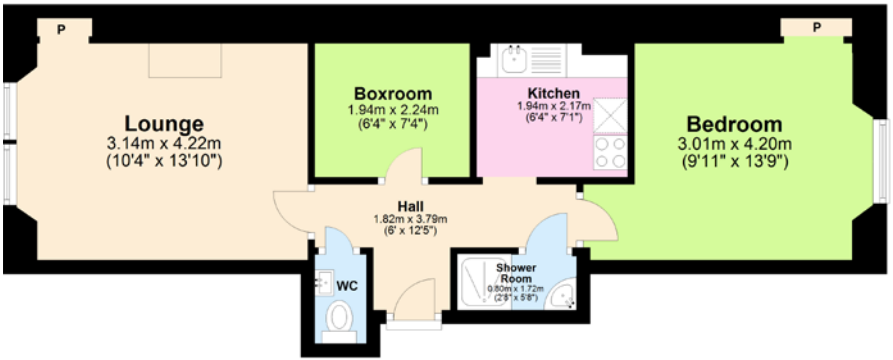
Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller. As this is an executry sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson
Walmer House, Walmer Drive, East Port,
Dunfermline KY12 7LH, Tel: (01383) 723444

malcolmjack.co.uk
enquiries@malcolmjack.co.uk

rightmove espc