



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

8 (3F2) THIRLESTANE ROAD, EDINBURGH, EH9 1AN

Offers Over £490,000



Third floor flat located in Marchmont, a highly sought after area close to Edinburgh City Centre and well placed for access to University of Edinburgh buildings including those at George Square and very close to popular green spaces including The Meadows, Holyrood Park and Arthurs Seat. The area is well served by public transport and has convenient road links to the City by-pass and wider motorway network.

Accommodation comprises:

- Entrance Hallway
- Large Kitchen Diner
- Large Living Room
- 3/4 Bedrooms
- Bathroom
- Extensive Storage Areas
- Gas Central Heating
- Communal Rear Garden
- Secure Entry Phone System
- Presently HMO licensed for 3 people (although it has previously been licensed for 4 – number reduced at owner's request)
- All furniture and contents are also available to purchase
- Council Tax Band - F
- EPC Rating – C (69)

Services: Mains gas, electricity, water and drainage.

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from One Survey using postcode EH9 1AN

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

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







