



59/4 SOUTH BEECHWOOD, EDINBURGH, EH12 5YS

Property

2-bedroom first floor flat situated within a mature residential area.

The property benefits from bright and spacious rooms and an allocated parking space.

The property comprises of:

Lounge: bright with ample space for a dining table

Kitchen: fitted large kitchen

2 bedrooms: double rooms both with built-in-storage space

Bathroom: 3-piece suite comprising WC, wash hand basin and bath with shower over

Grounds: Well-kept communal gardens

Overall, the property would benefit from a degree of modernisation.



Local Area

The property is located in the popular area of Murrayfield which has a vast range of local amenities and easy access into Edinburgh city centre.

Local amenities include: large supermarkets, cafes, hairdressers/barbers, butchers, doctor's surgery, restaurants, Edinburgh zoo, Corstorphine hill, primary and secondary schools and lots of other local joys.

The property is located with excellent travel options with regular bus services providing you with access into the city centre and surrounding areas. Haymarket railway station is within easy reach, along with the tram terminal and Edinburgh airport is located less than 5 miles away.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

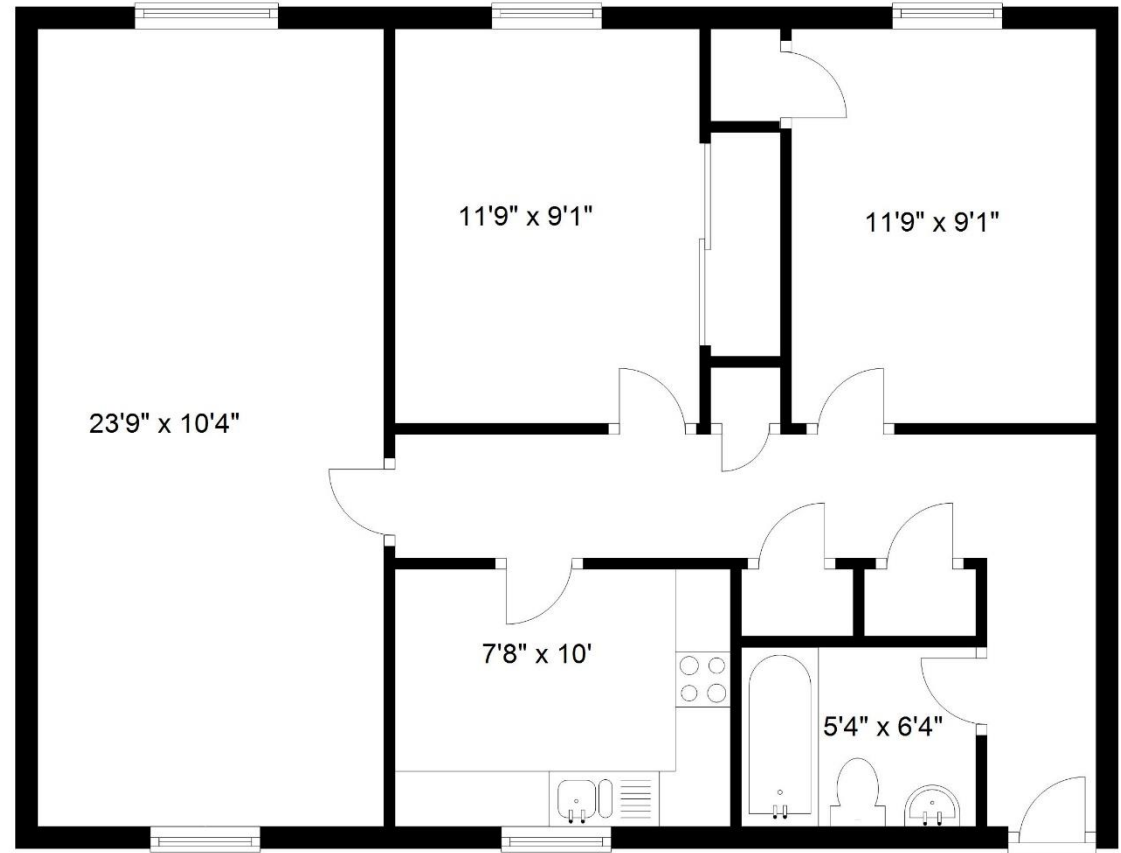
The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

Ground Floor

Approx. 746.0 sq. feet



Total area: approx. 746.0 sq. feet

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.