

Flat 2, 19 Paterson Place

EDINBURGH, EH15 3JN



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Stylish two bedroom apartment in a
desirable location*



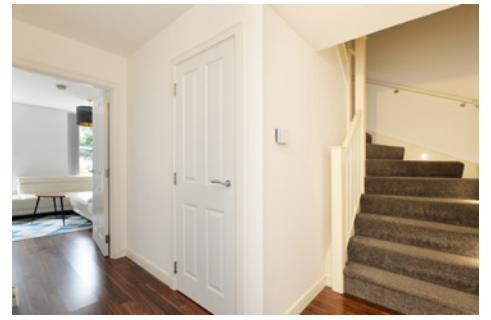
McEwan Fraser Legal is delighted to present this two-bedroom flat to the market. Occupying a lovely position within this stylish conversion, the property is presented in excellent internal order and enjoys excellent proportions throughout with two double bedrooms, an open plan lounge with a spacious kitchen and a modern family bathroom. There is also a really handy WC on the ground level. This is a walk-in flat and an ideal home for a number of discerning buyers.

THE LOUNGE/KITCHEN



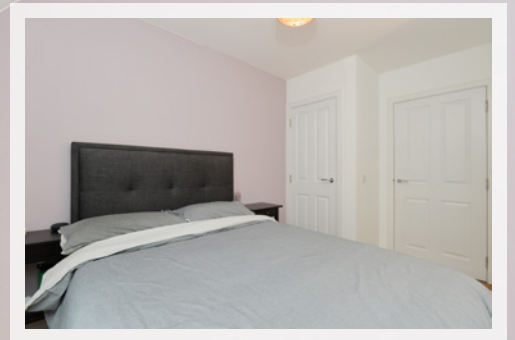
Internal accommodation is focused on the bright and spacious living room. The floor space on offer gives plenty of flexibility for different furniture configurations allowing a purchaser to create their ideal entertaining space. The kitchen sits just behind the lounge and opens out making the most of the space. There is a good range of base and wall mounted units. Gas hob and oven are also integrated while space is provided for freestanding appliances.



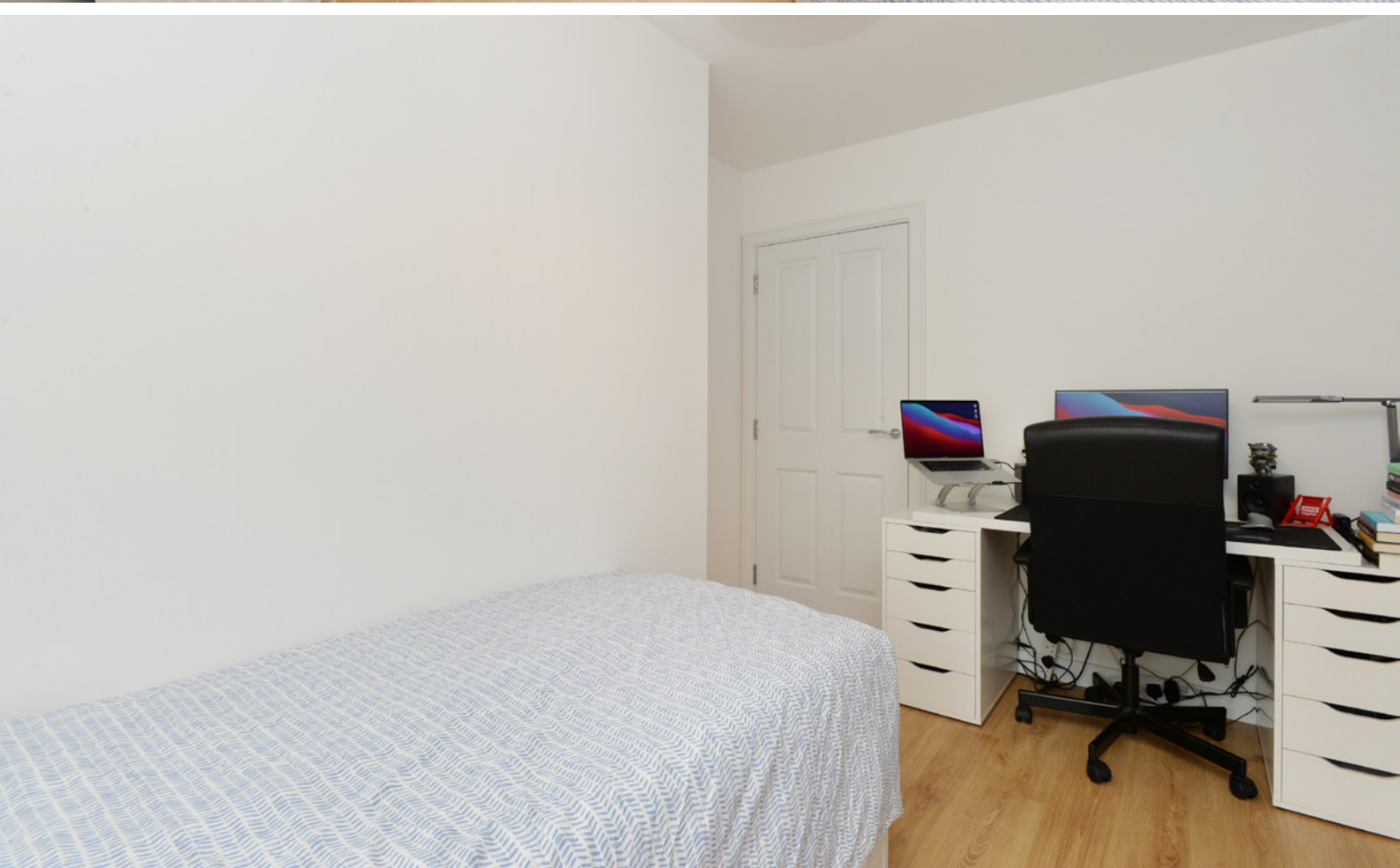


The two bedrooms both fit double beds allowing further space for a full range of free-standing furniture, however, the current owners have configured it slightly differently with a single/home office room.

BEDROOM 1



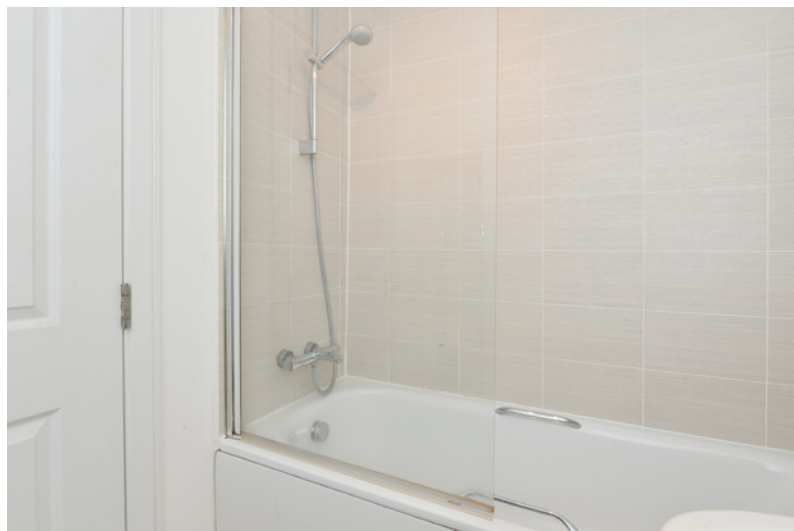
BEDROOM 2



THE BATHROOM



There is a chic, modern, family bathroom which completes the internal accommodation on the second floor. The bathroom enjoys natural light and includes a three-piece white suite with a shower over a bath.



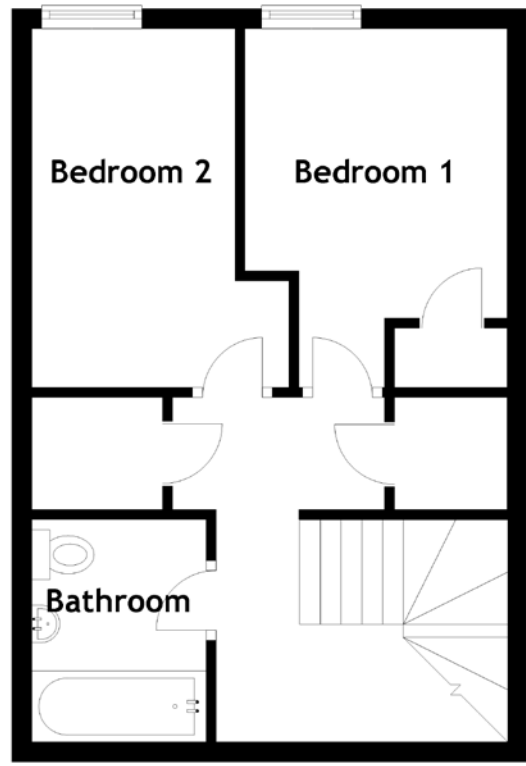
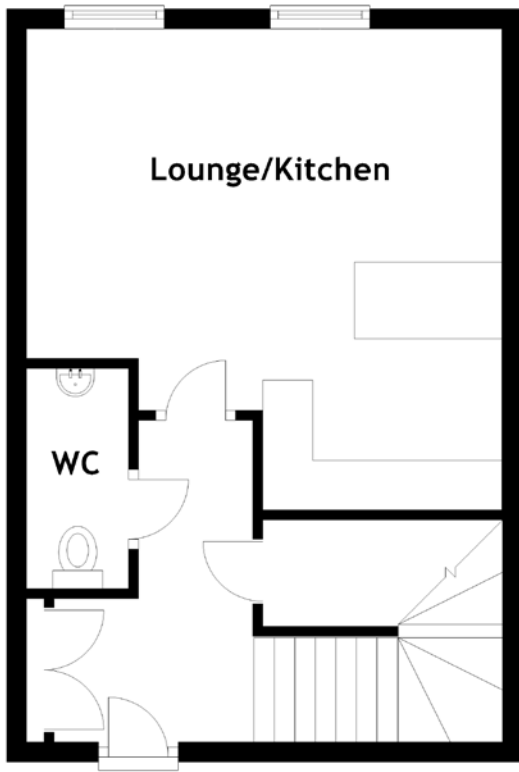
This lovely property also boasts gas central heating and double glazing for extra warmth and comfort.

Viewing is essential to appreciate both property and its desirable situation.

THE EXTERIOR



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 4.83m (15'10") x 4.77m (15'8")

WC 2.21m (7'3") x 1.02m (3'4")

Bedroom 1 3.60m (11'10") x 2.63m (8'8")

Bedroom 2

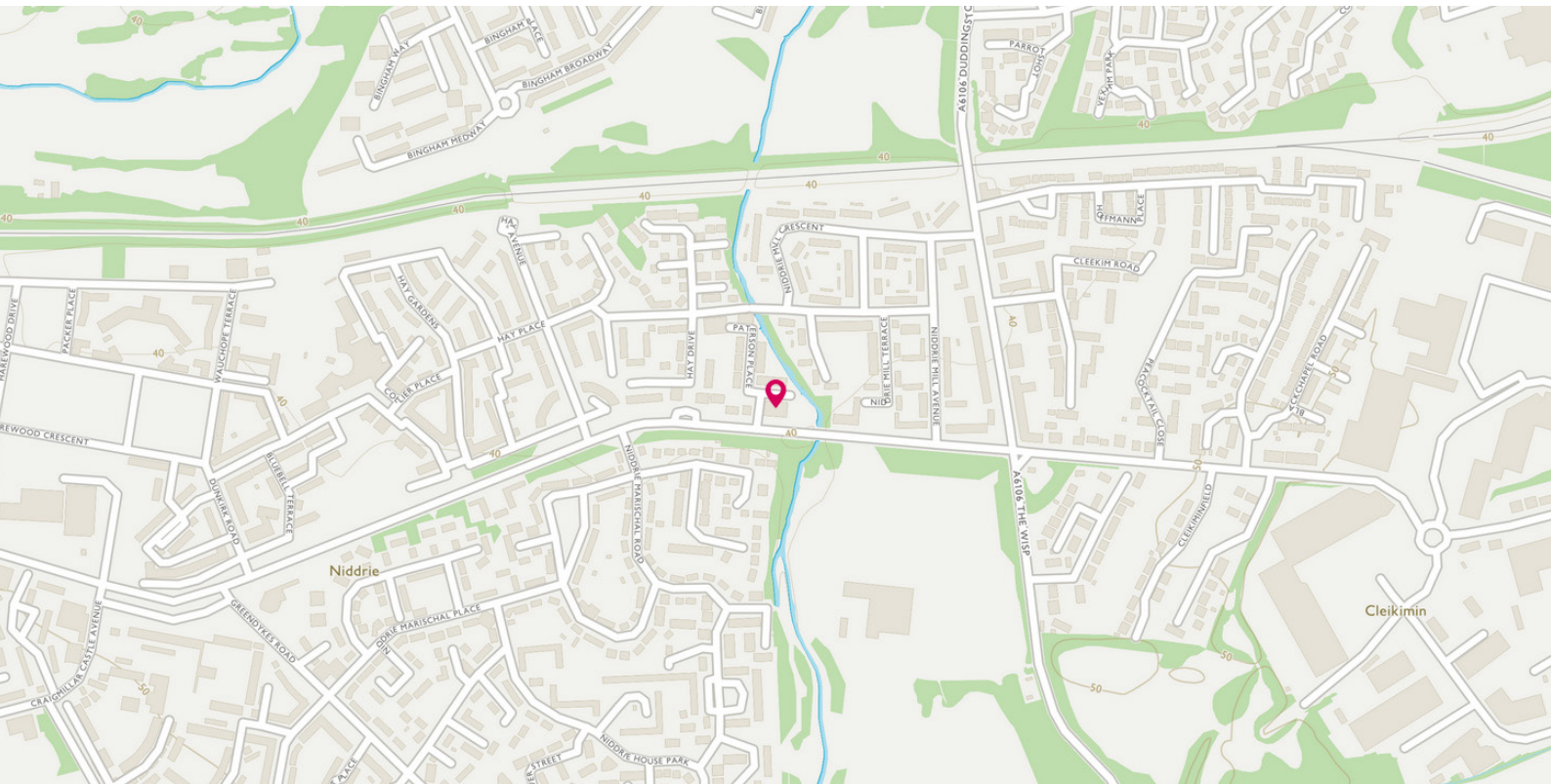
Bathroom

3.60m (11'10") x 2.57m (8'5")

2.23m (7'4") x 1.75m (5'9")

Gross internal floor area (m²): 69m²

EPC Rating: B



THE LOCATION

Located in the Niddrie area of Edinburgh, the property is well-positioned to take advantage of a good range of local convenience shopping with further amenities available at the Cameron Toll Shopping Centre, Asda Hypermarket and the Fort Kinnaird retail and leisure complex.





Neighbouring Portobello and Musselburgh also offer a wide range of shops and facilities including a sports centre and pleasant coastal walks along the beach/promenade. Schools catering for all age groups are easily accessible and the property is also convenient for those connected to the Royal Infirmary. Excellent local leisure facilities in the vicinity include the Jack Kane Sports Centre and East Neighbourhood Centre and Craigmillar Library.

A regular and effective public transport service operates nearby to many parts of the city and surrounding areas with the city bypass.



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