



Stevenson Marshall
Property & Law

59/3 Causewayside
Edinburgh, EH9 1QF

Offers over £155,000

59/3 Causewayside, Edinburgh, EH9

A charming 2nd floor flat within a traditional stone and slate building. It is within walking distance of The Meadows, Edinburgh University and the city centre.

The design includes reception hallway, lounge/dining room with fireplace, recently fitted kitchen with integrated oven, hob and hood, double bedroom with wardrobe, WC, bathroom with electric shower, gas central heating, door entry system and enclosed shared rear gardens.

The flat is ideal as a first home or for buy to let purposes.

Lounge 14'11 x 10'11 (4.54m x 3.31m)

Dining Room 6'7 x 5'2 (2.01m x 1.57m)

Kitchen 10'9 x 6'4 (3.29m x 1.94m)

Bedroom 12'10 x 9'4 (3.92m x 2.85m)

Bathroom 6'7 x 4'3 (2.02m x 1.29m)

WC 4'11 x 3'1 (1.50m x 0.93m).

Energy rating:C

Council tax band:D

Viewing arrangements: Thursday evenings between 6-8pm or Sunday afternoons between 2-4pm.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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