

Simple Approach



70 Tweedsmuir Road,  
PH1 2EZ

Offers over £83,950

Situated on the ground floor along the ever-popular Tweedsmuir Road, this generously proportioned flat presents an excellent opportunity for buyers seeking a property with significant potential. In need of modernisation throughout, it offers the perfect canvas for those looking to create a modern living space tailored to their own taste and style.

The accommodation comprises a bright and spacious lounge, alongside a well-sized kitchen ready for reconfiguration or upgrade. The property further benefits from three bedrooms, providing flexible living arrangements for couples, families, or those working from home, as well as a bathroom that offers scope for refurbishment.

One of the standout features of this home is its impressive sense of space, with well-proportioned rooms throughout enhancing its overall appeal. Electric heating is installed, and ample on-street parking is available to the front, adding to the property's practicality.

This flat is perfectly suited to investors, first-time buyers, or anyone eager to take on a rewarding project. With the right vision, it has the potential to be transformed into a stylish and comfortable home in a desirable residential location.

### Lounge

14'2" x 12'6" (4.33 x 3.83 )

### Kitchen

10'6" x 11'8" (3.22 x 3.57)

### Bedroom One

10'7" x 11'1" (3.23 x 3.40)

### Bedroom Two

14'2" x 8'8" (4.33 x 2.66)

### Bedroom Three

10'11" x 9'11" (3.34 x 3.04)

### Bathroom

5'9" x 7'4" (1.77 x 2.25)





- Ground Floor Flat
- Bright Lounge
- Modernisation Required
- Spacious Accommodation Throughout
- Sizeable Kitchen
- Ample On Street Parking To The Front
- Three Bedrooms
- Electric Heating



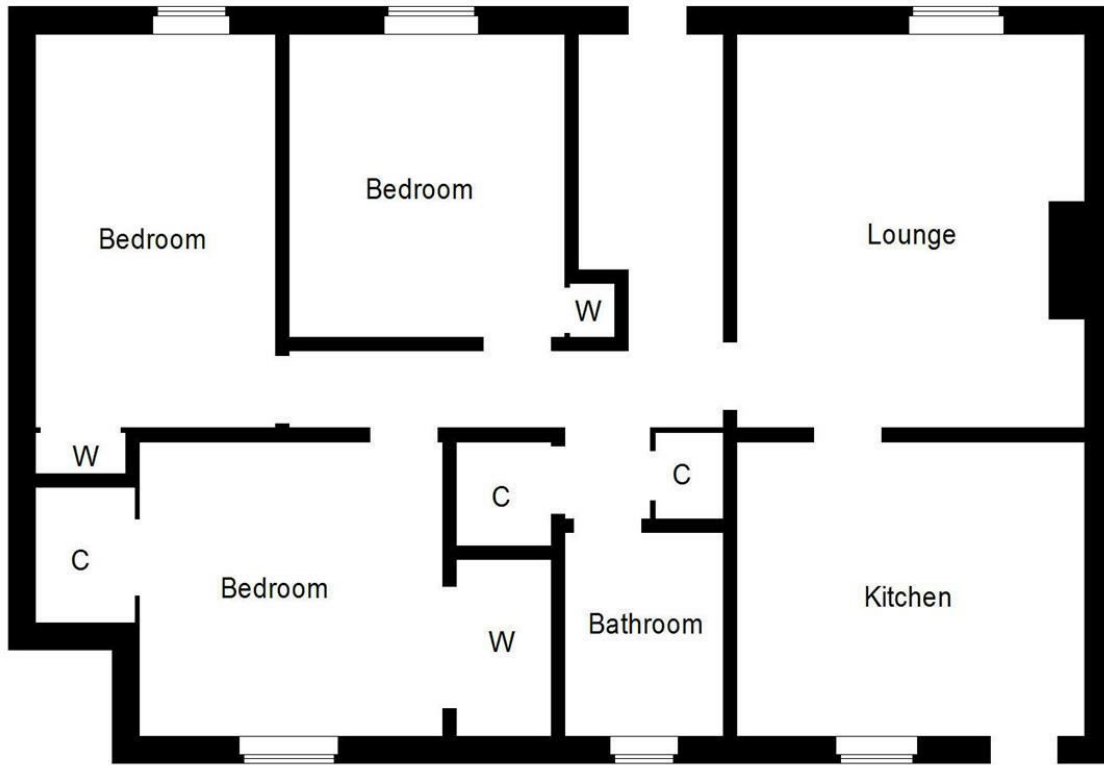
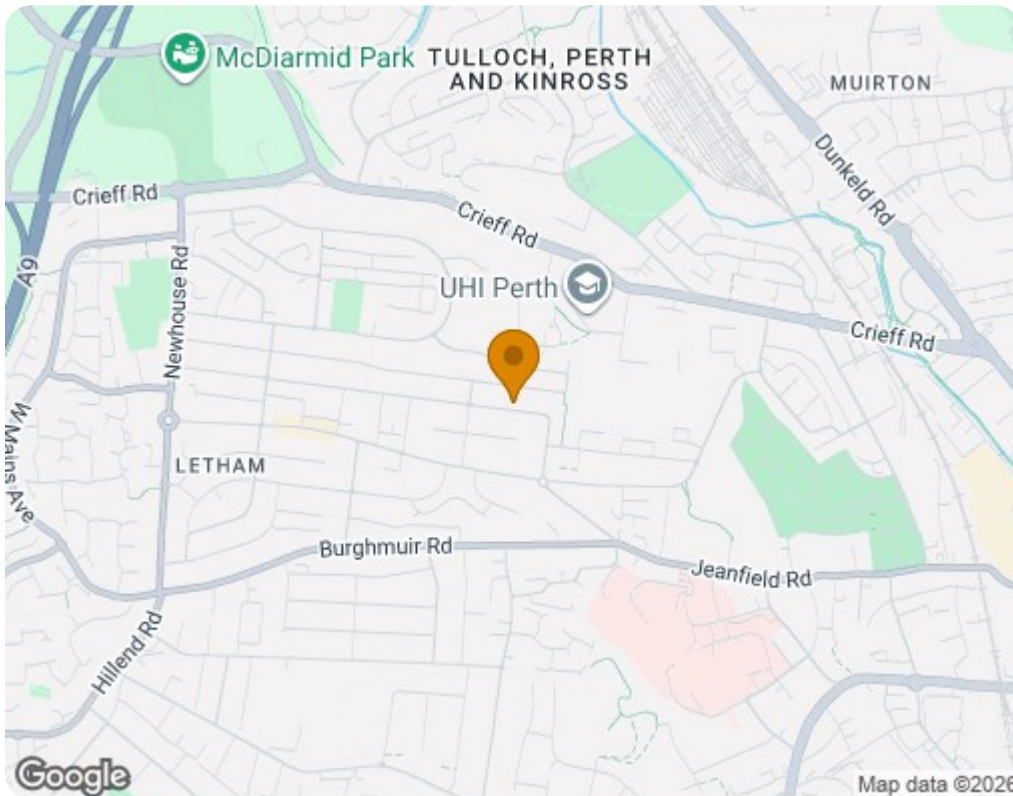


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		