

9 (Flat 2) New Cut Rigg, Off Craighall Road Trinity, Edinburgh, EH6 4QR

OFFERS OVER £270,000



drummondmiller



- Large, well-designed ground floor flat
- Living/dining room and modern kitchen
- Two double bedrooms (master en suite)
- Family bathroom
- GCH and double glazing
- Entry system and managing agent
- Communal garden and allocated parking space
- Close to excellent amenities and well served bus routes
- EPC C

Description

This spacious and well-designed apartment (88sqm) will appeal to purchasers of all age groups seeking comfortable accommodation all on the ground floor. It forms part of a desirable purpose built 1990's Applecross development set in attractive grounds. The flat enters into a vestibule which opens into a large hallway incorporating two large storage cupboards. A well-proportioned living/dining room is completely separate to the modern kitchen. Its master bedroom boasts the convenience of an en-suite shower room. There is a second double bedroom and family bathroom with over-bath shower which has been modernised in recent years.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Factoring and Management Fee

There is a quarterly fee of approx. £250 payable to James Gibb Factoring.

Garden and Parking

This mature development has attractive communal grounds and allocated parking spaces.

Location

Directly bordered by Victoria Park, this prestigious Applecross development is within the affluent and established residential district of Trinity. It is approximately 2 miles from the city centre and close to the Firth of Forth. This is a high amenity district with pleasant leafy streets and a fine local park with an active tennis and bowling club, local shopping at Goldenacre and a Morrisons, Waitrose, Sainsbury's and Asda supermarkets nearby. The Royal Botanic Gardens are also within easy reach. The cosmopolitan waterfront areas of Leith and Granton Harbour are close and include excellent shopping and dining facilities at the Ocean Terminal shopping centre and Commercial Quay. Excellent schooling is represented in the state and private sector.

Extras

The white goods are included in the sale price.

Valuation

The property has been valued by surveyors at £280,000.

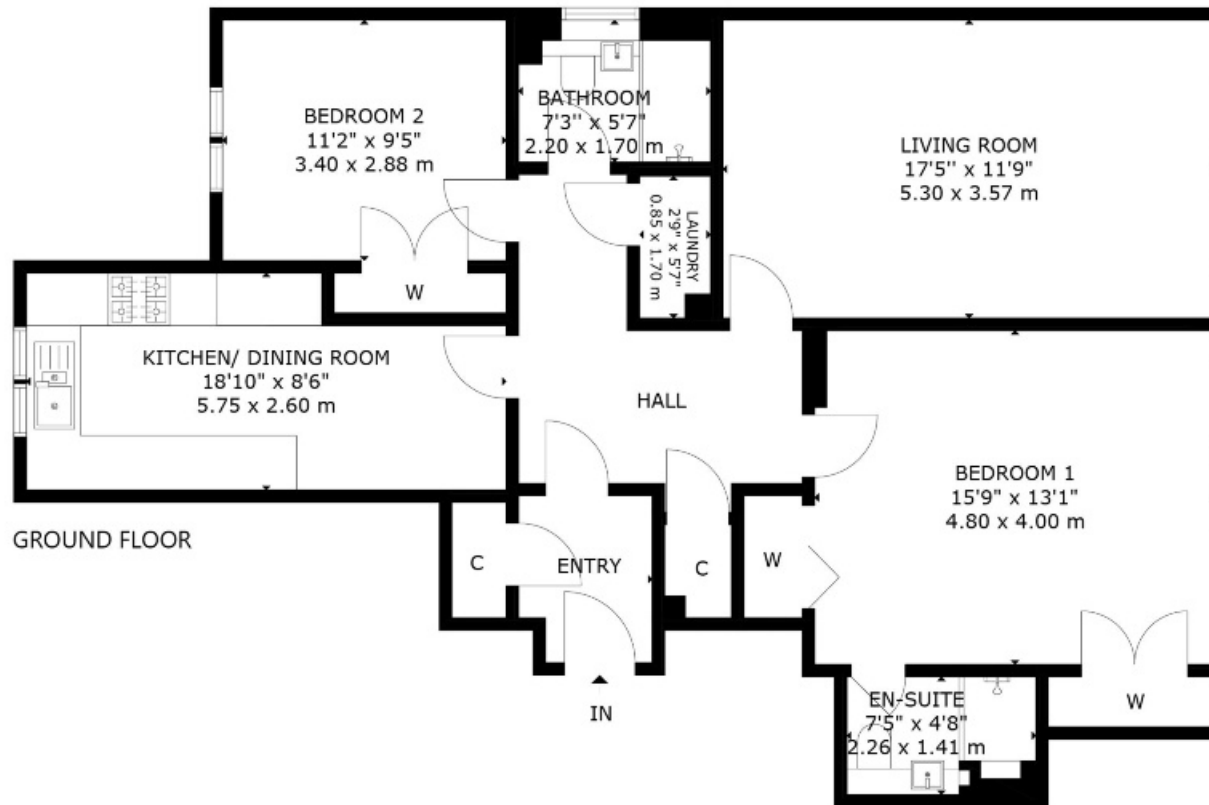
Council Tax and EPC

It has a C-rated EPC and is lies in Council Tax band F.

Viewing

Telephone Agent 0131 229 3399 (or text 07595 820611 out with office hours).





GROUND FLOOR

9/2 NEW CUT RIGG, TRINITY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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