

232/3 Craigcrook Road, Blackhall Edinburgh, EH4 7TF

OFFERS OVER £280,000



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- Bright first floor flat in move in condition.
- Dual aspect living room and separate kitchen/dining room
- 2 double bedrooms with integrated wardrobes
- Good sized family bathroom with separate shower
- Gas central heating and double glazing
- Separate garage and residents parking
- Highly regarded and very peaceful residential area
- EPC D

Description

This desirable two bedroomed first floor mews style flat (78sqm) forms part of a 1990s development, situated in the popular Blackhall just to the North West of the city centre. The property has a welcoming reception hall incorporating two large storage cupboards. The accommodation is deceptively spacious and comprises of a fitted kitchen/dining room, two double bedrooms with integrated wardrobes, family bathroom with shower cubicle and larger than average living room with dual aspect windows. Gas central heating and double glazing is fitted.





Central Heating

The property benefits from gas central heating and timber double glazing

Gardens, Parking & Garage

There is on street residents parking spaces and a brick built separate garage. There is also communal grounds which are immaculately kept and a great space for relaxing outside.

Location

Blackhall is a most sought after residential area lying to the north of the city centre and on the periphery of Stockbridge. There is excellent access to the city centre, Comely Bank and Stockbridge with its wide array of shops, bars and restaurants. Craighleith retail park is a short walk from the house with an array of national shops and coffee shops along with a Sainsbury's and Marks and Spencer. The area is renowned with for excellent schools including Blackhall Primary and The Royal High and is well placed for access to many of Edinburgh's private schools.

Extras

All floor coverings, curtains and white goods are included in the sale price. No warranties given.

Council Tax Band and EPC

The property is in Council Tax Band E and it has a D rated Energy performance Certificate.

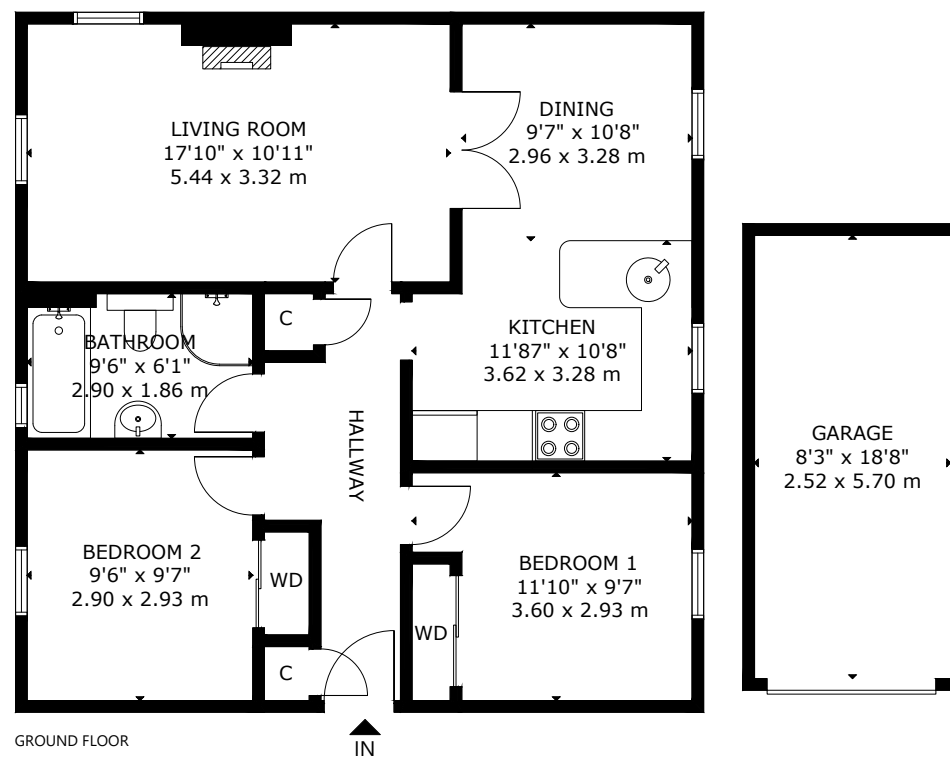
Home Report

The property has been valued by surveyors at £290,000 and a link to the Home Report is available via the listing on the ESPC website.

Viewing

To view call Agents on 0131 229 3399





232/3 CRAIGCROOK ROAD, EDINBURGH, EH4 3NQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 839 SQ FT / 78 SQ M
 GARAGE 150 SQ FT / 14 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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01506 0131 0131 0141 0131
 655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
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