



39 MEARENSIDE

East Craigs, Edinburgh, EH12 8UQ



2

Public Room



3

Bedrooms



2

Bathroom



39 MEARENSIDE

Enjoying a popular suburban location in East Craig, within easy reach of shops, primary and secondary schooling, bus/rail links, and scenic open spaces, this spacious terraced house is immaculately presented with freshly decorated neutral interiors and attractive fixtures. The family home comprises three bedrooms, two interconnected reception rooms, an ultra-modern kitchen, two shower rooms, a handy utility room, and a guest WC. Outside, 39 Mearenside benefits from convenient garage parking and private gardens, enclosed and sun-facing to the rear, which enjoys ample outdoor seating.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern terraced house in East Craigs
- Part of an established residential development
- Freshly decorated neutral interiors
- Entrance hall with under-stair storage
- Spacious living/dining room, open to
- Sunny conservatory with garden access
- Dual-aspect breakfasting kitchen
- Main bedroom with en-suite
- Two west-facing bedrooms
- Stylish shower room
- Handy utility room and a WC
- Private gardens with outdoor seating
- Private garage parking nearby









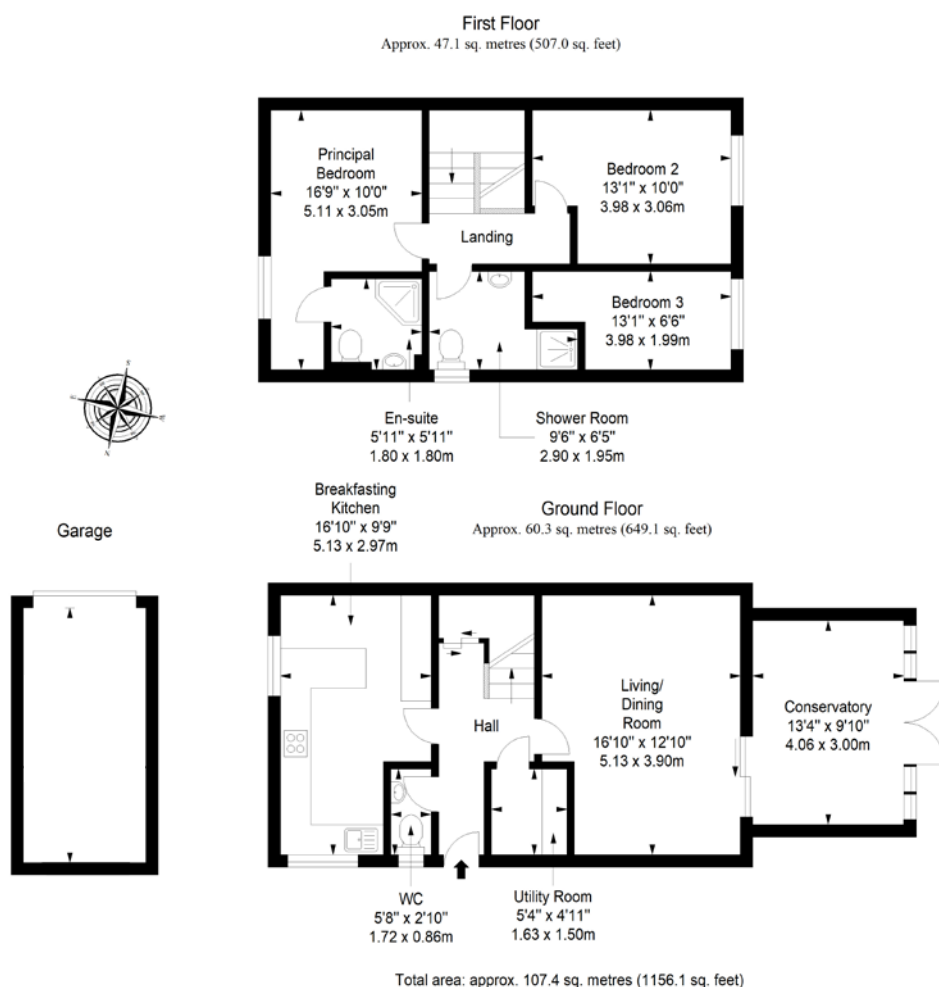
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Trinity Factors at an approximate monthly cost of £10.30.

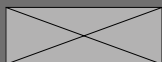


EAST CRAIGS, EDINBURGH

Situated to the north-west of Edinburgh next to the picturesque green belt, the popular residential area of East Craigs is a thriving community within easy reach of the city centre. With a network of country walks, pathways and parks right on its doorstep, the area is the perfect base from which to explore the great outdoors. Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby Drum Brae and David Lloyd leisure centres. East Craigs is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities, restaurants, and cafes available in neighbouring Barnton and Corstorphine, as well as at the Gyle Shopping Centre or Hermiston Gait Retail Park, just a short drive or bus journey away. Popular with young families, East Craigs is within the catchment area of well-regarded schools at both the primary and secondary levels, with a selection of private schools also available nearby. An ideal location for commuters, there is quick and easy access to the Edinburgh city bypass, M8/M9, A90 and Edinburgh Airport. The area also enjoys fantastic public transport links providing regular bus services into Edinburgh city centre, and is within easy reach of South Gyle railway station.



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