

79 Findlay Gardens, Craigentenny, Edinburgh, EH7 6HQ



79 Findlay Gardens | Craigentinny | EH7 6HQ

Description

A rare opportunity has arisen to acquire a fabulous dual-facing two bed upper flat of immense appeal enjoying its own main door access and offering immaculately presented interior. Quietly located in the sought after Craigentinny area conveniently placed for easy access to the City Centre, excellent local amenities and within walking distance of Portobello's picturesque beach. This stunning home would make a superb first purchase and offers comfortable and stylish living space which comes with the added attraction of a private south-west facing rear garden.

- Hallway
- Beautifully appointed living/dining room
- Fitted kitchen
- Two large double bedrooms, both with extensive storage
- Contemporary bathroom comprising a classic white suite with shower
- Gas central heating and double glazing
- Attic storage
- Private garden to rear
- Driveway

Extras

The fitted carpets, oven, hob, cooker hood, fridge/freezer and garden shed are included.

EPC Rating: D

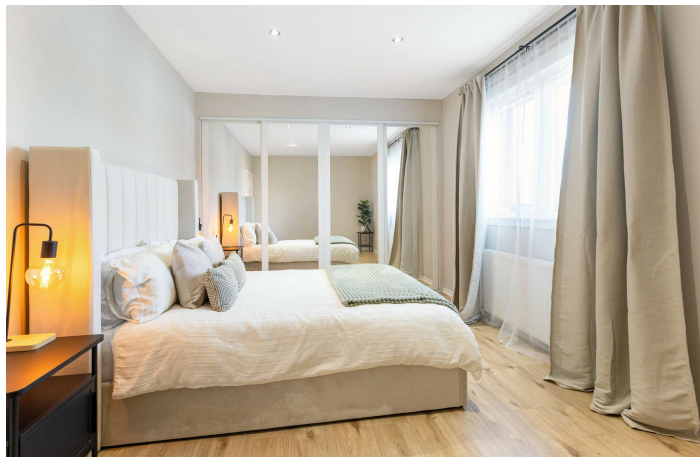
Price and Viewing

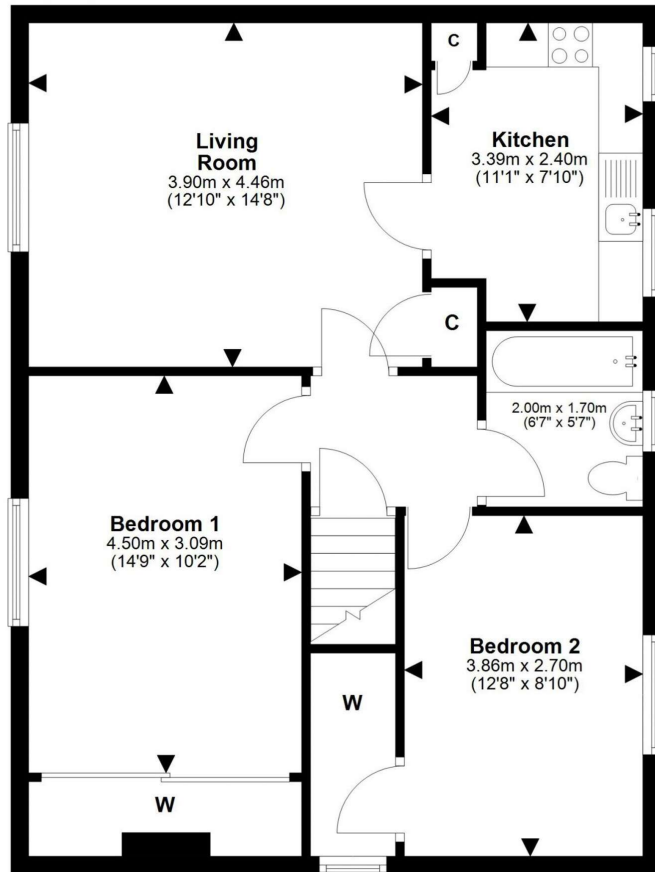
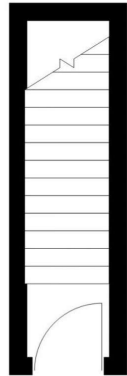
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Lying north-east of Edinburgh, the suburb of Craighton is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its muchloved sandy seafront. The area is in easy reach of numerous wellstocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craighton Golf Course will no doubt appeal to golf enthusiasts. Craighton enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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