

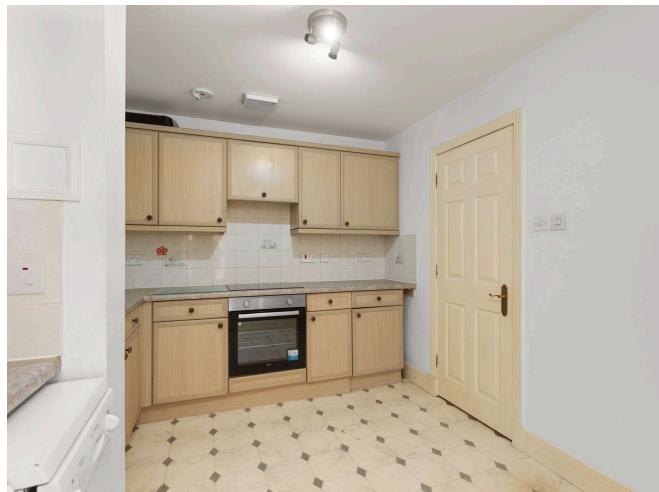


College House, 94/I Inchview Terrace
Edinburgh, EH7 6TF

A

"94/1 Inchview Terrace is a bright and exceptionally spacious three bedroom ground flat, situated in the popular district of Craigentenny"

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BATHROOM
- ALLOCATED PARKING SPACE
- FACTORED DEVELOPMENT
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Craigentinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

94/1 Inchview Terrace is a bright and exceptionally spacious three bedroom ground floor flat, forming part of a well established factored development situated in the popular district of Craigentinny.

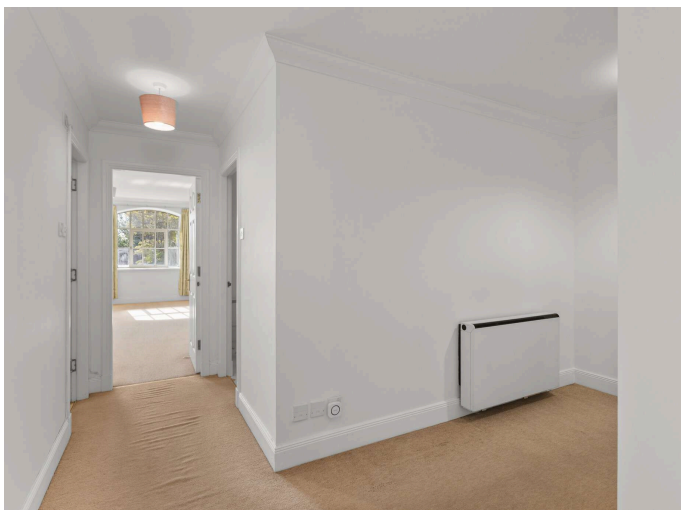
Entered through a well maintained shared stair, via a secure door entry system, the impressive accommodation comprises: entrance hall with deep cupboard off; generous living room with twin windows allowing natural daylight to flood in and ample space for dining table and chairs; internal kitchen with base and wall mounted units; well proportioned double bedroom 1 with built-in mirrored wardrobe and ensuite shower room; good sized double bedrooms 2 & 3 with built in wardrobes and bathroom with electric shower over bath.

Further benefits include: set within the former "A" Listed Ramsay Technical Institute; short walk to Portobello; private residents car park with one allocated space and additional visitor spaces; excellent local amenities and great transport links.

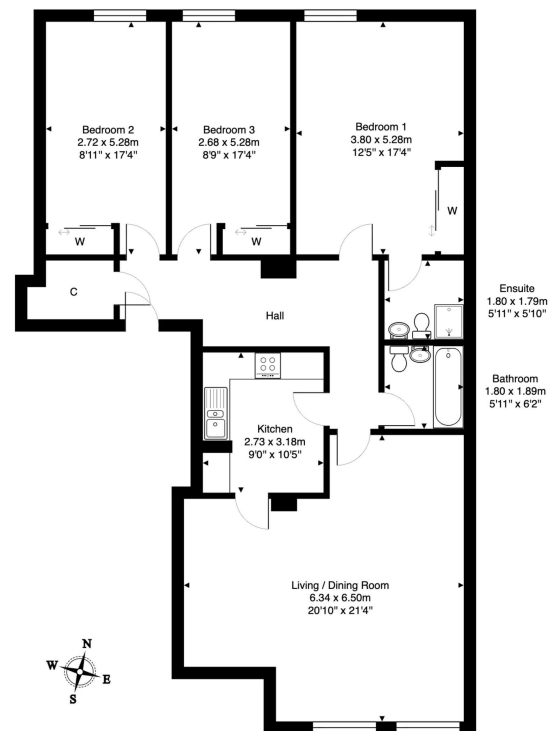
EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



94/1 Inchview Terrace, Edinburgh, EH7 6TF



Total Area: 117.8 m² ... 1268 ft²

All measurements are approximate and for display purposes only.

A ANNAN
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espc

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