



Solicitors & Estate Agents



Offers Over

£150,000

10/1 Craigentinny Road

Craigentinny | Edinburgh | EH7 6UL

This attractive ground floor flat with sizeable private front garden is offered to the market in move-in condition, having recently been redecorated and recarpeted, providing an ideal home for the first time buyer or rental investor.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private front garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - B



Description

Conveniently positioned within the popular Craigtinny area of the city, the property is within easy reach of many local amenities and transport links. Access is via a secure entryphone system into the well kept communal stairwell, with Flat 1 comprising; entrance hallway with storage provisions. There is a front-facing, spacious reception room with feature fireplace and large storage cupboard. Located to the rear is a modern kitchen, fitted with wall and base units with built-in gas hob, electric oven and hood with further appliances included in the sale. Two generous double bedrooms are located off the hallway with the larger of the rooms benefiting from excellent built-in storage. Lastly the stylish shower room with white suite and mains shower completes the accommodation with added benefits including gas central heating with combi boiler.



Extras

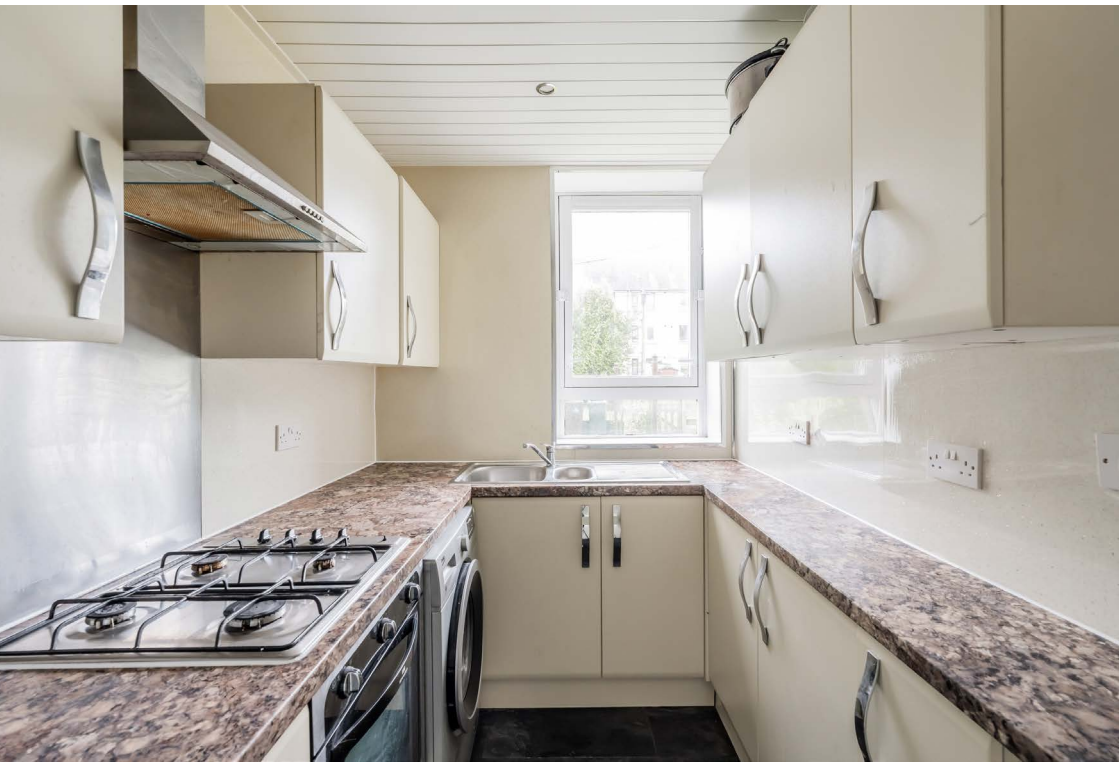
All the fitted floor coverings and light fittings are included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

Gardens and driveway

There is an enclosed private garden located to the front of the property and is mainly laid to lawn and a communal garden/drying area is situated to the rear. Ample on-street parking is available to the front of the property.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

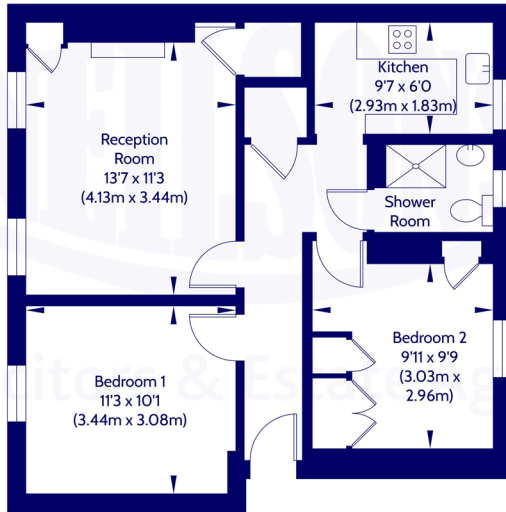
The established residential district of Craightinny lies to the east of Edinburgh City Centre and is ideally placed for access both in to the city and out to Edinburgh's seaside district of Portobello. Local shops and services provide for day to day needs with nearby supermarkets at both Meadowbank Retail Park and Piershill. Regular local bus services provide swift access to the city centre and surrounding areas, and by car the A1 and City Bypass are within easy reach. Local schooling is provided within walking distance from nursery to high school level.





Approx. Gross Internal Floor Area 55.39 Sq M / 596 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

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