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Offers Over

£245,000

10/2 Craigcrook Place

Blackhall | Edinburgh | EH4 3NG

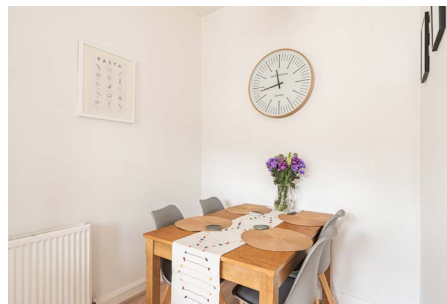
An immaculately presented first floor flat forming part of a traditional building in the highly regarded district of Blackhall. Close to local amenities, transport links and green spaces, the property offers well proportioned accommodation, and is sure to appeal to a wide variety of purchasers including first time buyers and professionals.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden
-  On street parking
-  EPC rating – C
-  Council tax band - D



Description

In true move in condition, the accommodation briefly comprises of entrance hall with secure entryphone system and storage, a bright and airy lounge with feature fireplace, a modern kitchen with a range of wall and base units with co-ordinated worktops, tiled splashbacks and a pantry cupboard, a double bedroom with a built in wardrobe, and a stylish, fully tiled shower room with a white suite, heated towel rail, and overhead rainfall shower. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and oven, washing machine, dishwasher and integrated fridge/freezer,

Gardens and Parking

There is a well maintained communal garden and drying green to the rear of the building, and there is unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).



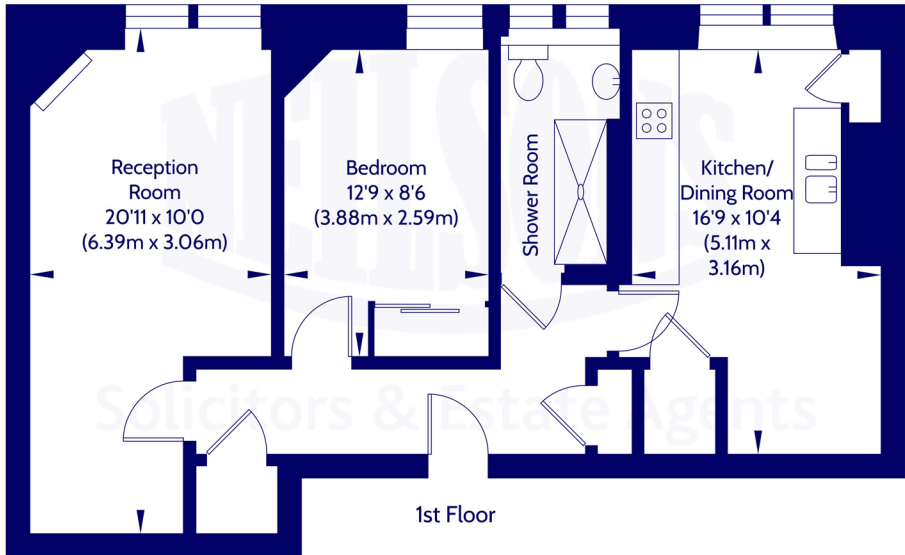


Location

Located to the northwest of Edinburgh's city centre, Blackhall is regarded as one of the capital's most sought after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. Families are drawn to its proximity to excellent schools, from nursery to secondary level, whilst professionals appreciate the short commute to the city centre. Nearby amenities include the picturesque Ravelston Woods and Corstorphine Hill, a choice of golf clubs, and vibrant shopping and dining options in nearby Stockbridge. With its prime location, serene environment, and excellent connectivity, Blackhall is an idyllic choice for those seeking a high-quality lifestyle close to superb amenities.



Approx. Gross Internal Floor Area 60 Sq M / 645 Sq Ft.



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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