



Solicitors & Estate Agents



24/4 Craigentinny Road

Craigentinny | Edinburgh | EH7 6LT

This attractive, generously proportioned 1st floor flat forms part of a block of 6 with secure entryphone system and well-kept communal rear garden, conveniently positioned close to many local amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Communal Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



virtually staged by HOMELii

Description

The bright accommodation enjoys a quiet setting to the rear of the building and offers excellent storage provisions and generous rooms, ideally suiting that of the first-time buyers, investors or small families. In brief the property comprises; entrance vestibule with two large storage cupboards. The hallway leads to all rooms with a further sizeable store room. The sunny, rear facing lounge/ diningroom with modern fireplace, enjoys a pleasant open aspect and benefits from a private balcony and further built-in storage. The modern kitchen is fitted with ample wall and base units with built-in hob/oven/hood with further appliances included in the sale. There are two double bedrooms, with the larger of the two benefiting from built-in mirrored wardrobes. Finally, the shower room comprises of a white three piece suite including a shower enclosure with electric shower unit. Further benefits include gas central heating and double glazing.



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All the fitted floor coverings, light fittings and blinds will be included together with the built-in gas hob, electric oven and hood (sold as seen), washing machine and integrated fridge freezer. The electric fire in the lounge can be included in the sale if desired, however it shall be sold as seen.

Gardens and parking

The property benefits from well-kept communal garden ground to the rear of the building and for the car owner, ample unrestricted parking is available to the front and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

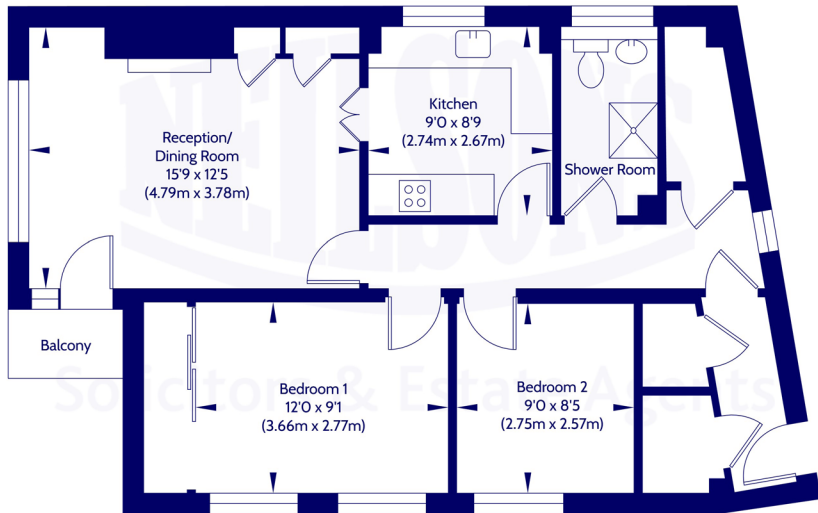
The popular residential district of Craightonny lies to the east of Edinburgh City Centre and is ideally placed for access both into the city and out towards Edinburgh's seaside district of Portobello. Local shops and services provide for day to day needs with nearby supermarkets at both Meadowbank Retail 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. Recreational facilities in the area include Craightonny Golf Course, Meadowbank Sports Centre and Craightonny Community Centre with activity nights and exercise classes together with the delightful open space of Portobello beach and Promenade just a short journey from the property. Local schooling is provided within easy reach from nursery to high school lev





Approx. Gross Internal Floor Area 66 Sq M / 715 Sq Ft.

1st 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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