



42/3 Sleigh Drive

Craigtinny, Edinburgh, EH7 6EE


northwood



This two-bedroom second-floor flat forms part of an established residential development in popular Craigtinny. It is in excellent condition throughout and provides buyers with an appealing blank canvas of décor. The home enjoys a bright and airy ambience, and the bedrooms boast generous fitted wardrobe storage as well. Furthermore, it has a convenient location, set within easy reach of fantastic amenities, regular transport links, and schools, as well as idyllic green spaces like Lochend Park and Arthur's Seat

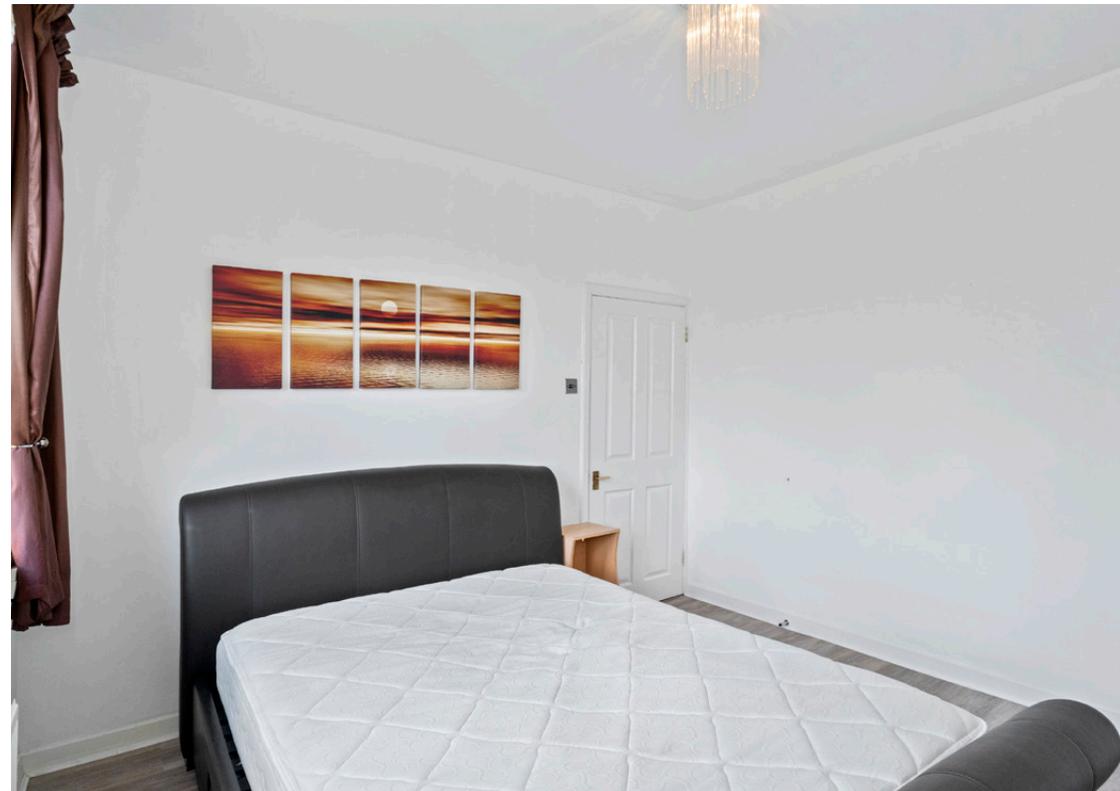
Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, and washing machine to be included in the sale.

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- Second-floor flat in move-in condition
 - Desirable location in popular Craigtinny
 - Attractive interior design throughout
 - Secure shared entrance and stairway
 - Naturally-lit entrance vestibule
 - Stylish living/dining room with fireplace
 - Well-appointed fitted kitchen
 - Two double bedrooms with fitted wardrobes
 - Modern bathroom with overhead shower
 - Large, well-maintained communal garden
 - Unrestricted on-street parking
 - Gas central heating and double glazing
 - EPC Rating - C





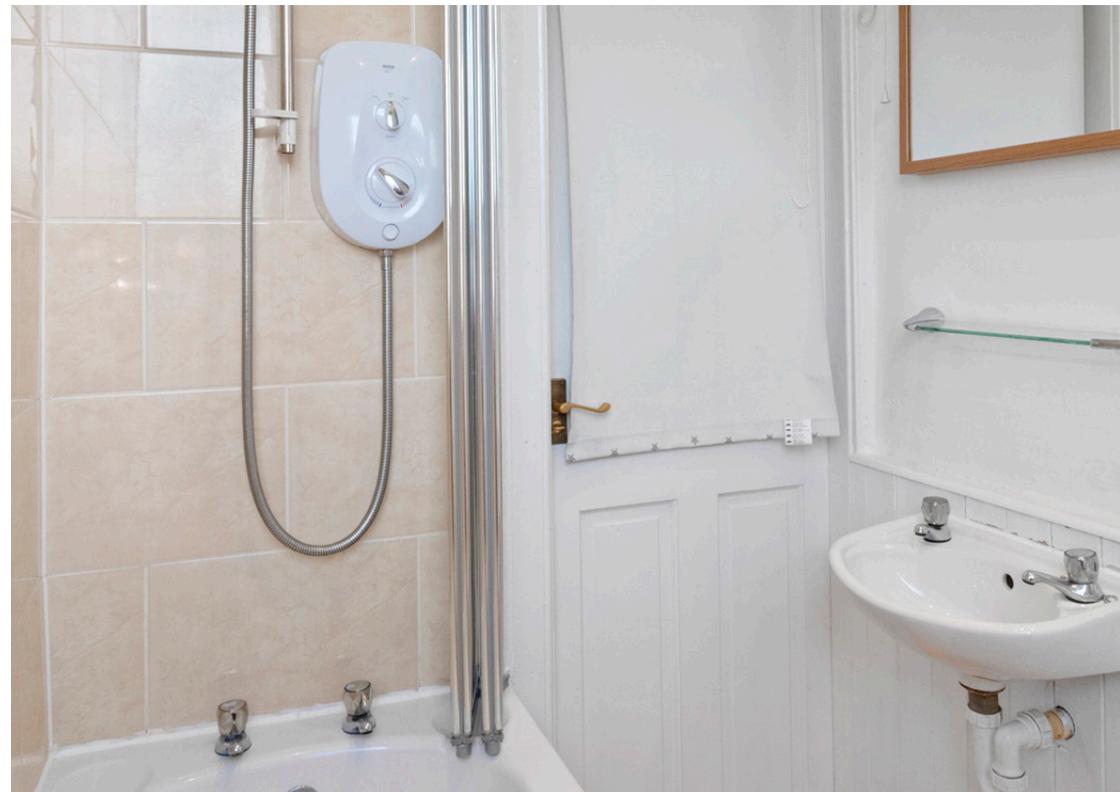
“Stylish living/dining room with fireplace and a well-appointed fitted kitchen”







**“Two double bedrooms
with fitted wardrobes
and a modern bathroom
with overhead shower”**

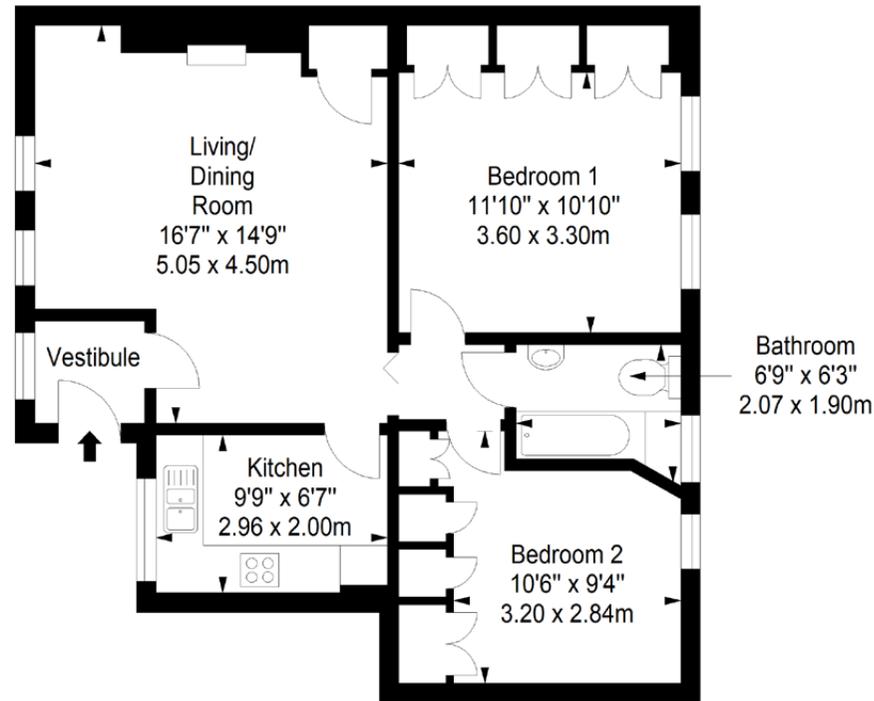
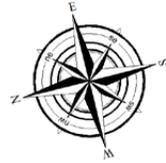




Floorplan

Second Floor

Approx. 60.1 sq. metres (646.9 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 sq. feet)



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