

# ALLINGHAM&CO

traditional values | modern practice

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Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

1/2 Firrhill Drive, Edinburgh, EH13 9EP  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

## Location

This two bedroomed, ground floor flat is situated in Firrhill, a popular residential area, which lies approximately four miles to the south west of the City centre.

Conveniently located with a good range of shopping facilities including a large Tesco, Morrisons and Aldi, a variety of smaller independent shops, pharmacy, doctors surgery, dentist and library.

Lovely open spaces are in abundance, in particular the Pentland Hills Regional Park which is fantastic for walking, cycling, running and fishing. There are also a number of golf courses and the Craiglockhart Sports Centre and Tennis club offers a wide program of activities for children and adults alike.

Regular bus services run to and from the City Centre, and the City Bypass is within easy reach providing access to the motorway network, Edinburgh Airport and the various retail parks on the periphery of the city.

Primary and Secondary schooling are available locally and Napier University Craiglockhart Campus is just a short distance away.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Entrance hallway with storage cupboards

Living room with fireplace

Fitted kitchen with built in hob and oven, washing machine and fridge freezer: these items are believed to be in good working order though their condition is not warranted

Two bedrooms

Shower room with WC and wash basin

## Extra Features

Double glazing

Gas Central Heating

Private garden to front and rear plus communal drying green



## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
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TEL: 0131 447 9341

### BUCKSTONE

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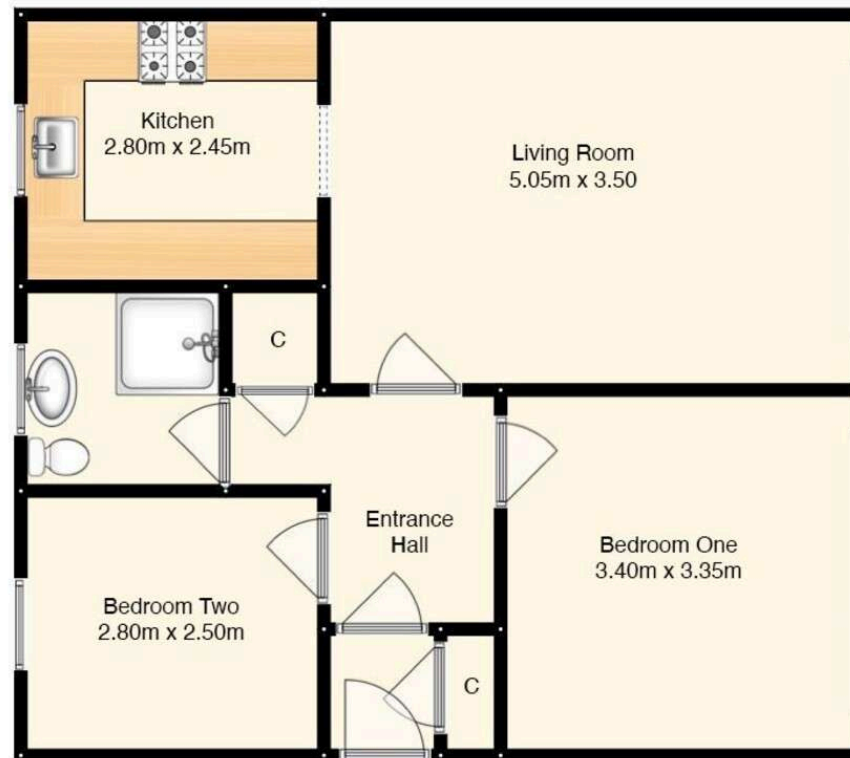
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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
55m<sup>2</sup>

