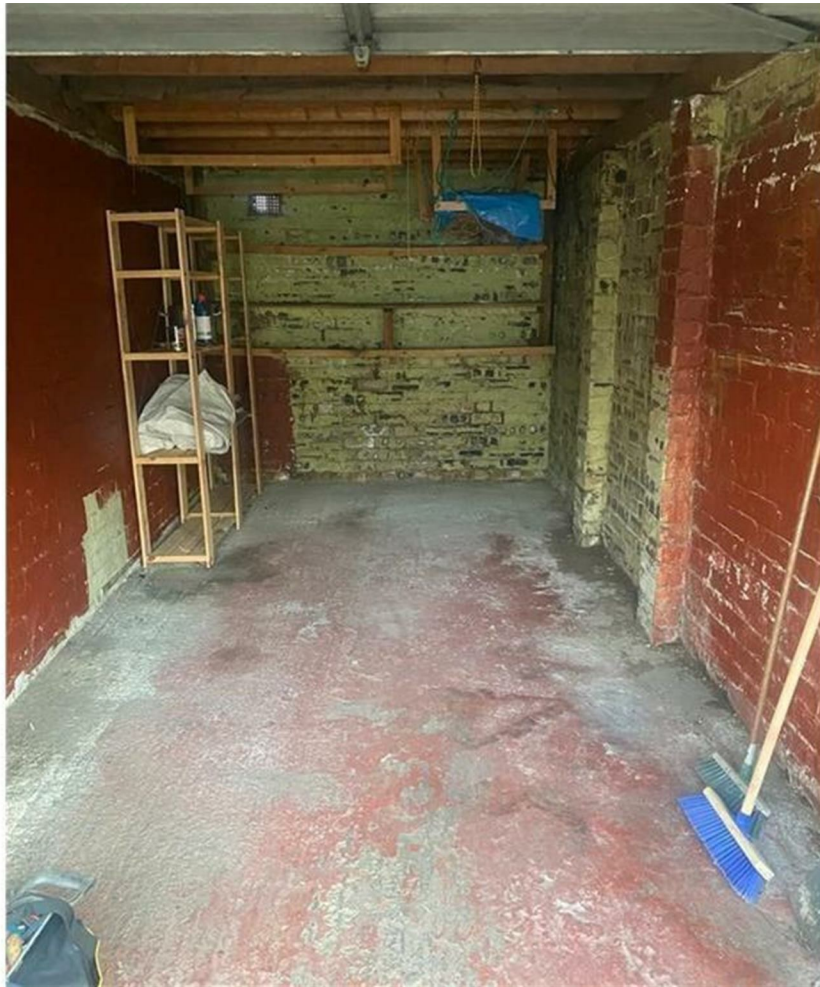




**Harper
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28 Parker Avenue, Edinburgh, EH7 6SD

Offers over £33,000

An excellent opportunity has arisen to purchase a single lock-up garage quietly located within the desirable Craightinny area. Rarely available to the market this would ideally suit both residents living locally or a professional looking for a lock-up in a fantastic location. Ideal for car, motorbikes, storage or rental investment, the garage has an up and over door.

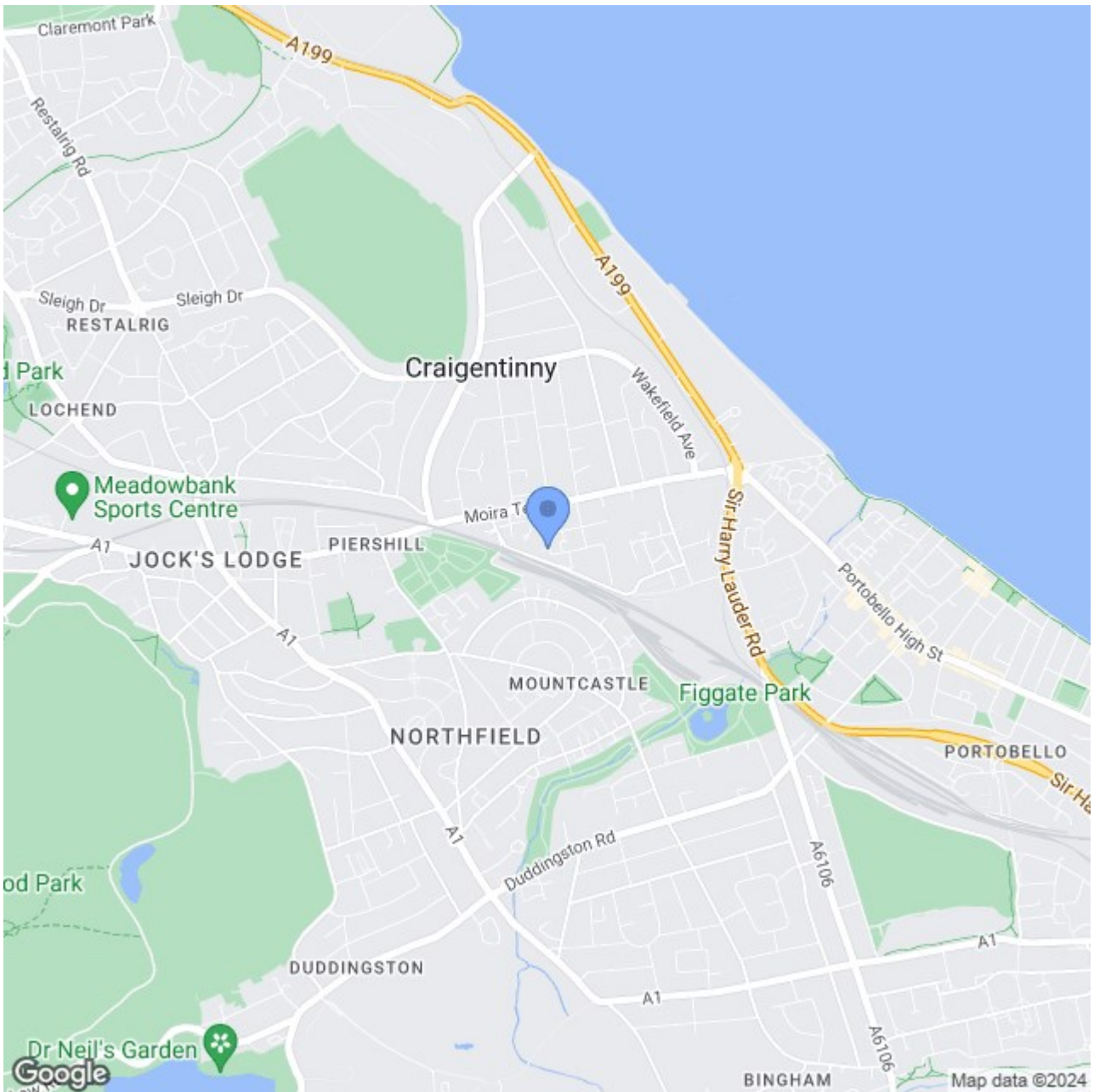
Craightinny is located to the east of Edinburgh in between Meadowbank and Portobello, an area convenient for access to the city centre with regular bus services nearby. In the surrounding area there are a large number of residential homes, flats, commercial and retail premises. There is also easy access to the city by-pass linking with major motorway networks.



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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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