



Offers over £135,000

28/1 Telford Drive, Craigleith, Edinburgh, EH4 2NW



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Charming Two Bed Ground Floor Flat With Private Front Garden Ideal Starter Flat With Letting Potential

Excellent opportunity to acquire a charming two bed ground floor flat pleasantly located in the popular Craighleith district, convenient to local shopping, schools, transport links and access to the finest amenities of the city centre.

An ideal starter home with letting potential offering light, generously proportioned accommodation comprising: entrance hall, spacious lounge, two double bedrooms, bathroom with shower and a well fitted kitchen with hob/oven and door opening onto a private balcony with sizeable front garden beyond. While well presented, the bright interior would now benefit from some upgrading and decoration. Comfort is assured by means of gas central heating complemented by double glazed windows and useful storage includes access to a private cellar within the common stairway. On-street parking.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Lounge	14'8 x 12'2 (4.47m x 3.71m)
Bedroom 1	12'4 x 12'2 (3.76m x 3.71m)
Bedroom 2	12'2 x 9'1 (3.71m x 2.77m)
Kitchen	11'5 x 6'6 (3.48m x 1.98m)
Bathroom	7'7 x 5'3 (2.31m x 1.60m)

LOCATION

Situated a comfortable walk/short bus journey to Edinburgh's West End and Princes Street, this appealing property is within walking distance of Craighleith Retail Park including a Sainsbury Supermarket (with Argos) and Marks & Spencer Food Store. In addition, there is a Waitrose supermarket at Comely Bank on route to many varied shops, bars and restaurants in the fashionable Stockbridge district. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include the vast greenery of Inverleith Park, Health Clubs and the National Galleries of Scotland (Modern One and Two). Access to the local network of cycle paths also offers many scenic walks and cycling opportunities. A frequent public transport service operates closeby to many parts of the city and Queensferry Road provides swift access to the M8/M9 motorway networks, city bypass, Edinburgh Airport and Queensferry Crossing.

EXTRAS

All fitted floor coverings, curtains and blinds

EPC RATING

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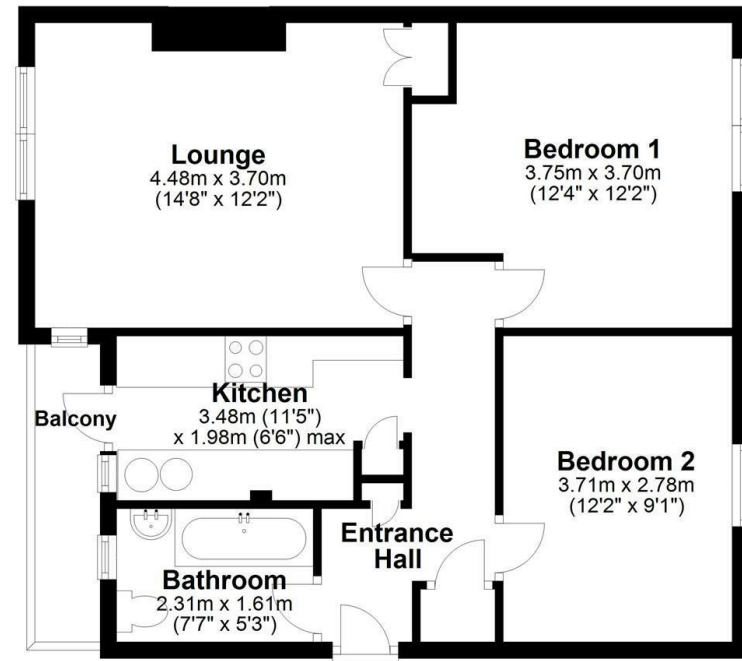
VIEWING

By appointment, please telephone 0131 554 6244





28a Telford Drive



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.