



Bright and spacious

One-bedroom, top floor flat



Bright and spacious, one-bedroom, top floor flat, situated in a quiet development in the popular East Craigs area of Edinburgh, close to local amenities and excellent transport links. This property is in move-in condition, freshly decorated, with the scope to do some upgrading if required, ideal for a first-time buyer or an investment opportunity. The accommodation consists of a communal entrance stair, a vestibule with storage (housing the boiler), hallway, with storage, a lovely, light filled, open plan kitchen/dining/living room with generous proportions. The kitchen area has a range of fitted units, appliances, a deep cupboard and the living area has plenty of space for seating and dining. The double bedroom has a fitted wardrobe, a cupboard and access to the attic, and the bathroom has a bath, with an overhead shower and vinyl flooring. There are well-kept communal grounds and plenty of residents parking.

Key Features

- Communal entrance stair
- Vestibule and hallway
- Open plan kitchen/dining/living room
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Good storage
- Communal grounds
- Residents parking

Factored by Trinity Factor - approx. £842 per annum for the maintenance of common areas and buildings insurance



East Craigs

East Craigs lies approximately six miles to the west of Edinburgh City Centre and enjoys the convenience of local shops and service nearby, with a wider range available at the Gyle Shopping Centre and Hermiston Gait, both of which are within close proximity. Schools, both primary and secondary, are within comfortable travelling distance and a regular public transport service operates into the City and surrounding areas. The property is also ideally located for swift access to the City By Pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is also close at hand and provides easy access to the Forth Road Bridge and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium and a variety of reputable golf courses.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

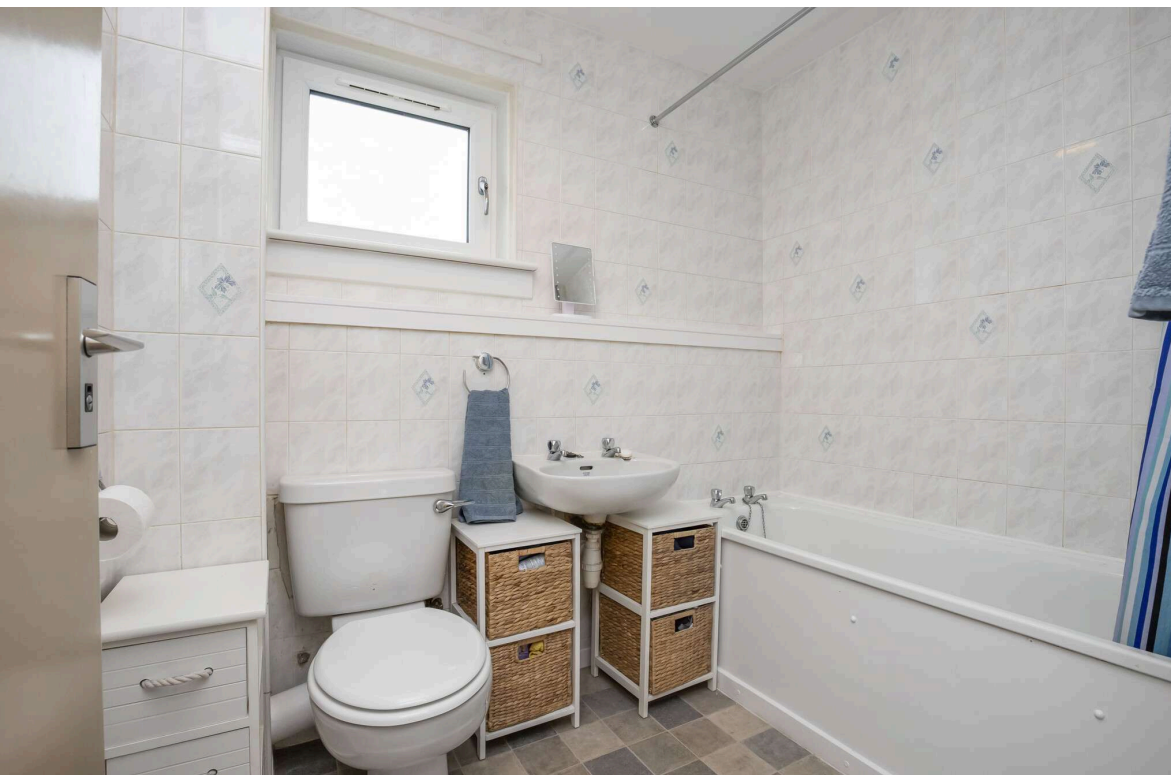
£135,000

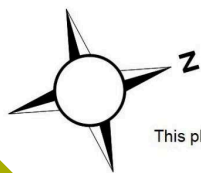
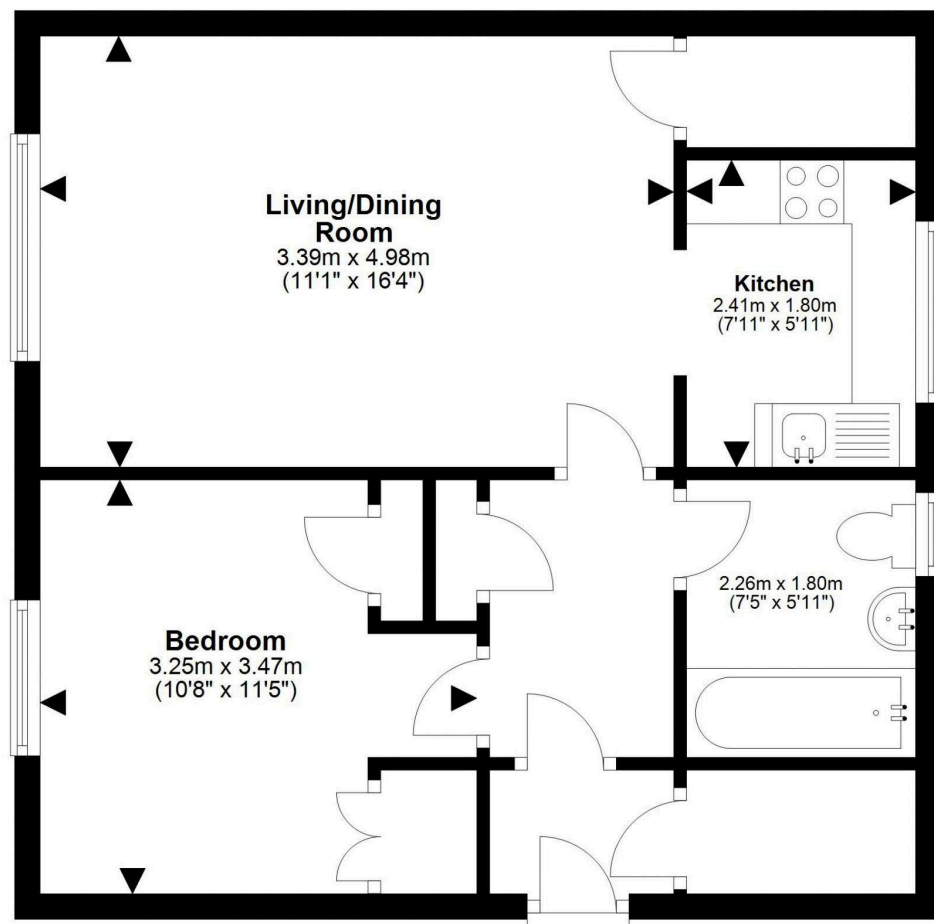
EPC Rating

C

Tenure

Freehold





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.