



Bright and spacious

Two-bedroom, main door upper flat



Bright and spacious, two-bedroom, main door upper flat situated in the Craighentilly area of Edinburgh, close to the historic village of Restalrig, local amenities and excellent transport links. This well-maintained flat gives buyers fantastic scope for modernisation and opportunity for further development. The large attic, which is partially floored and has light fittings, offers the potential to considerably increase the size of the property subject to the usual permissions. The accommodation consists of entrance steps and a lovely sun terrace, a hallway with excellent storage, a light and spacious dining lounge, with a picture window and gas flame fire. The kitchen has a range of fitted units, appliances and a large pantry cupboard. There are two well-sized double bedrooms, both with generous built-in storage. There is also a shower room. To the front of the property there is a Monoblock driveway leading to a single garage. To the rear there is an external store and a charming, sunny private garden, with an area of lawn and beautifully planted borders.

Key Features

- Entrance steps
- Dining lounge
- Kitchen
- Two double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Garage and driveway
- Private garden
- Sun terrace



Craigentenny

The popular Craigentenny area of north east Edinburgh is ideally located within 3 miles of the city centre, and is in close proximity to a number of highly regarded primary and secondary schools. This location is just minutes from Meadowbank Shopping Park, home to a variety of major supermarkets and retail outlets. The recently developed Meadowbank Sports Centre, with its state-of-the-art gym and running track, is also close by. Craigentenny Golf Course is conveniently located within a 5-minute drive. Holyrood Park, home to the famous Arthur's seat, is just a 15-minute walk away and provides great opportunities for walking, cycling and enjoying nature. Craigentenny offers easy access to the well-loved coastal area of Portobello. This vibrant community is renowned for its sandy beach, charming independent shops, restaurants, cafes, coastal walks and water sports. The area offers easy access to the City Bypass and motorway networks, making it ideal for commuters and travel beyond Edinburgh.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, washing machine, dishwasher fridge and a 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

D

Home Report Valuation

£220,000

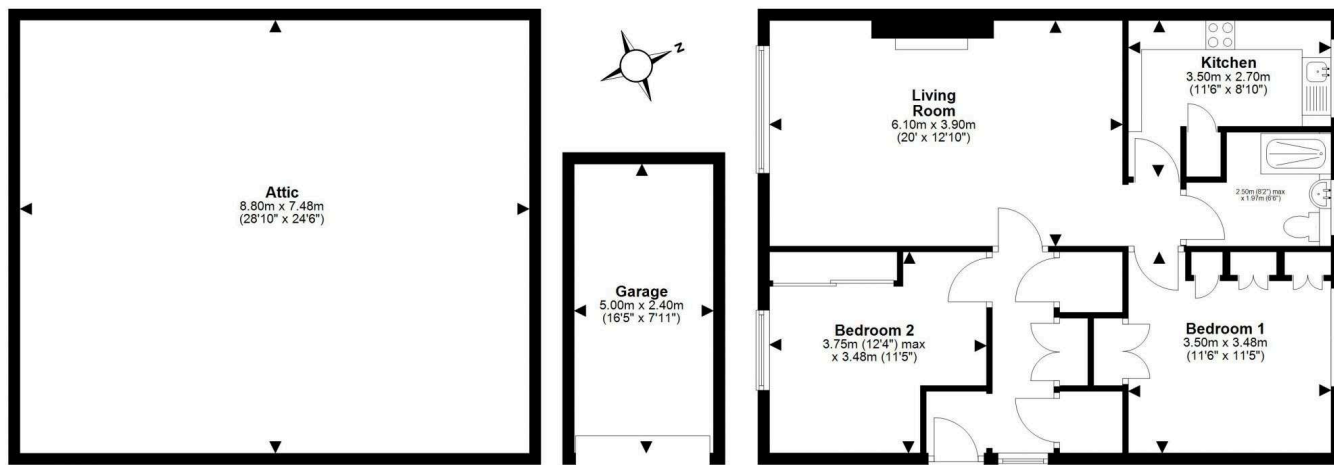
EPC Rating

C

Tenure

Freehold





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



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