

Peebles
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Offers Over £140,000

CULLEN KILSHAW
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81/5 Telford Road, Edinburgh, EH4 2SB



Forming part of a highly desirable development constructed circa 1955, a second floor flat with superb views across the City and benefitting from excellent natural light throughout. Internally, the property enjoys well-proportioned rooms with accommodation extending to 73m² or thereby. Conveniently situated to the west of the city, close to many local amenities and easily accessible to the City Centre with schooling a short walk away.

Accommodation

SECOND FLOOR

- * Communal entrance hallway
- * Entrance hallway
- * Living room
- * Kitchen
- * Two spacious bedrooms with built-in wardrobes
- * Family bathroom with over bath shower

ADDITIONAL INFORMATION

- * Double Glazing
- * Excellent storage
- * Communal garden grounds to the rear

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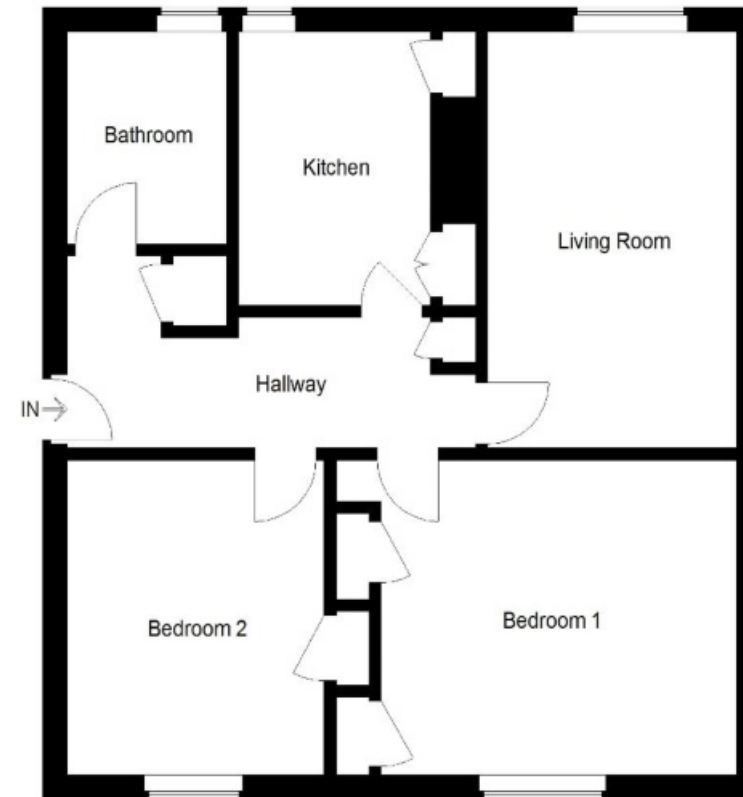


Illustration for identification purposes only,
measurements are approximate,
not to scale. floorplansUsketch.com © (ID1075785)

Situation

Scotland's capital city Edinburgh boasts not only a long and interesting history, but all the modern day amenities one could ask for. 81/5 Telford Road is situated within the popular district of Craighleith, which lies to the west side of Edinburgh's City Centre. The property is just two minutes' walk from the Western General Hospital, and a couple of minutes' walk to Craighleith Retail Park where a number of shops can be found including a Sainsburys Supermarket, fashion and hardware shops, and well-known food outlets. For those searching for a leafy stroll, Inverleith Park is a six minute drive away and within reach of the Royal Botanical Gardens. The nearby bustling area of Stockbridge offers a vast array of independent shops including general stores, bakeries, hairdressers, pharmacy, takeaways and many more. Good public transport services operate to and from the City Centre and surrounding areas, including a bus service to Edinburgh Airport. The area enjoys excellent schooling at all levels with Ferryhill Primary School a short walk away and within the catchment area for Broughton High. Edinburgh also boasts many excellent state and independent schools, as well as several universities, including one of Scotland's 'ancient universities'; the highly regarded University of Edinburgh. The city attracts visitors year round due to its reputation as a culture, sport, history and business hub, with activities including the Edinburgh Festival, Military Tattoo, International Rugby fixtures and Hogmanay celebrations.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band F.

Council Tax

Band B.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
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Opening Hours:
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