



1/2 Telford Grove

Craigleith, Edinburgh, EH4 2UL





Virtually staged

Ground floor flat in the popular Craigleith area, close to the Western General Hospital

- Sitting room with patio doors
- Kitchen/breakfast room
- Principal bedroom with en-suite
- Second double bedroom
- Bathroom with 3-piece suite
- Ideal for a first-time buyer
- Secure underground parking space
- Private patio & shared garden ground
- Secure entryphone system
- Gas central heating & double glazing



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Offers Over: £215,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Located within a modern development in the popular Craigleith area, this 2 bedroom ground floor flat is ideal for a first-time buyer or professional couple. Internally the property is bright and spacious with neutral decor throughout. Patio doors in the sitting room open to a private patio, which leads to well-kept shared garden ground.

Further benefits include gas central heating, double glazing & allocated underground parking.

Management

The development is factored by James Gibb at a current cost of approx £450 per quarter. This cost includes buildings insurance, cleaning & upkeep of the communal spaces.



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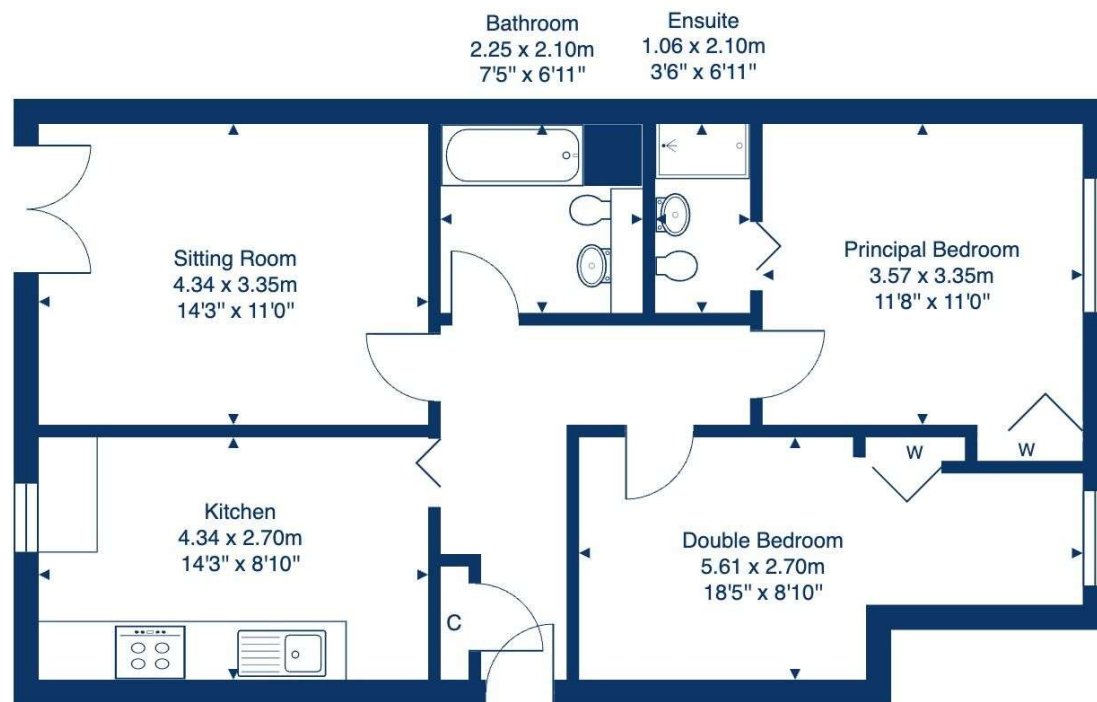


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Total Area: 70.0 m² ... 753 ft²

All measurements are approximate and for display purposes only.



Location

Craigleith is situated north west of the city centre with excellent local amenities and only a short drive from Edinburgh's West End and Stockbridge. Craigleith Retail Park is within close proximity offering shops including a Sainsbury's, Marks and Spencer and Boots. The Water of Leith Walkway takes you to the cafes and boutiques of Stockbridge, the Gallery of Modern Art and the West End. Ravelston and Murrayfield golf courses, Inverleith Park and the Royal Botanic Gardens are nearby, as is Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Lothian & Borders Police HQ. There are bus routes into the city centre; Haymarket rail station, and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Forth Road Bridge and central motorway network. Excellent schools in both the state and private sectors are easily accessible.

Extras

To include all fitted flooring, carpets, curtains, blinds, light fixtures, oven, hob, washing machine, dishwasher and fridge/freezer in the sale.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.