

Flat 1, 9 Christian Crescent

EDINBURGH, EH15 3AE



Charming ground-floor flat in Brunstane's peaceful cul-de-sac, ideal for first-time buyers or downsizers



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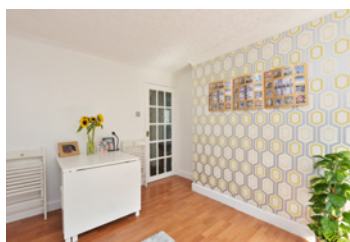


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McEwan Fraser Legal is delighted to present Flat 1, 9 Christian Crescent. Nestled within a peaceful cul-de-sac in the highly sought-after district of Brunstane, this charming ground-floor flat offers an exceptional opportunity for first-time buyers or those looking to downsize. The property is ideally located, providing easy access to an excellent range of local amenities, as well as superb transport links that make commuting to Edinburgh city centre and beyond effortless.

As you step through the front door, you're greeted by a warm and welcoming entrance hallway that immediately sets the tone for the rest of the home. The hallway is thoughtfully designed with ample storage space and provides access to all main rooms, ensuring a natural flow throughout the property.

THE LIVING ROOM



The spacious living room is the heart of the home, offering a comfortable and light-filled living space where you can relax or entertain guests. From here, you'll find the stylishly appointed kitchen, which features modern fittings, generous countertop space, and room for a dining table.

THE KITCHEN



The kitchen benefits from a bright, south-facing aspect that overlooks the private rear garden, making it an inviting space for both cooking and casual dining.





The property also includes two well-proportioned double bedrooms, each offering a tranquil retreat with plenty of space for furnishings. The family bathroom is modern and contemporary, featuring a sleek three-piece white suite, including a shower over the bath, perfect for unwinding after a long day.

THE BATHROOM



BEDROOM 1



BEDROOM 2



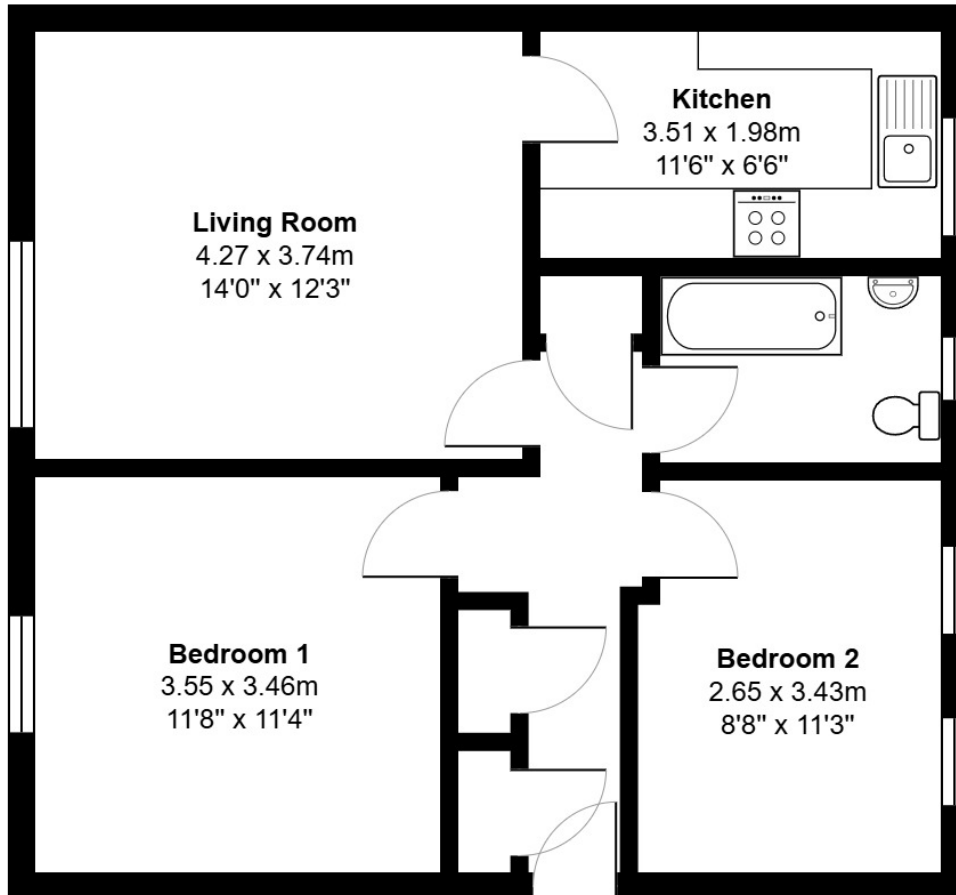
Additional features of this delightful flat include efficient gas central heating, double glazing throughout, and a private store cupboard located within the common stairwell, providing extra storage solutions. Outside, you'll discover a private section of the rear garden, an ideal spot for enjoying the outdoors in a peaceful setting. For your convenience, there is ample unrestricted on-street parking available nearby.

This property truly combines comfort, style, and convenience, making it a wonderful place to call home. Early viewing is advised.

EXTERNALS

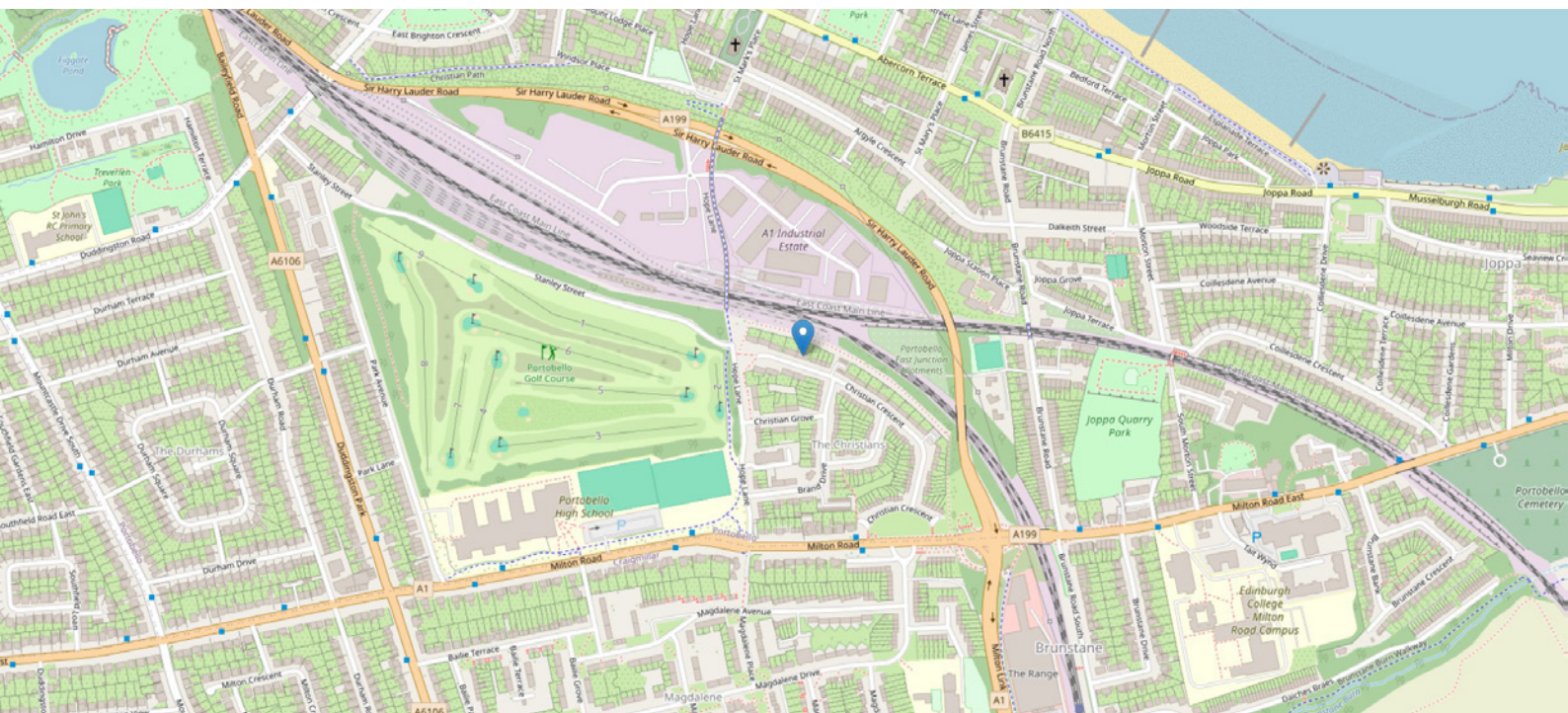


FLOOR PLAN, DIMENSIONS & MAP



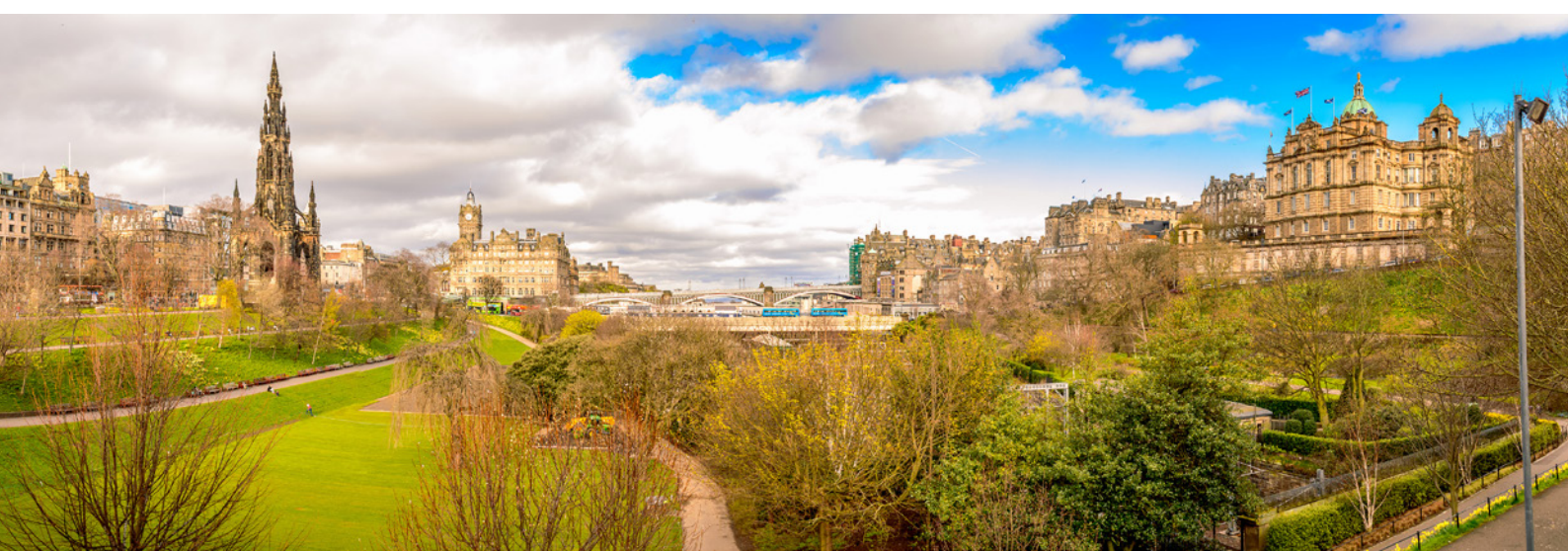
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m²
EPC Rating: C



THE LOCATION

Edinburgh is a diverse city that oozes culture and history. It is home to three world-class universities and is renowned for outstanding state and independent schools. Step inside a map to Edinburgh and you will see that everything you need is on your doorstep. It is home to many of the UK's most visited attractions. In fact, after London, Edinburgh is the second most popular tourist destination in the UK. Tourists enjoy the Royal Mile with its medieval castles, Holyrood Palace and climb to the top of Arthur's Seat for an amazing view of Edinburgh while breathing in the fresh Scottish air. Not to mention, the famous 6-week-long Edinburgh Fringe Festival and the Hogmanay celebrations with the stunning firework display.





Edinburgh benefits from a diverse population, with longstanding locals as well as people who have come from further afield or overseas to make it their home. The young, the old, students, professionals and families all add to the diversity of Scotland's capital. The attraction of lower house prices, when compared to London, as well as the quality of schools and lifestyle, are proving to be an appeal for more and more families and business people to move to Edinburgh. The Georgian New Town in the city centre is a masterpiece of housing, the 18th-century households provide a stunning place to live and are fine examples of elegant Georgian architecture.

If you are a parent and looking for excellent independent schools, Morningside, Marchmont and Barnton, are in high demand for state school catchment areas, and Estate Agents in Edinburgh are experiencing high competition amongst parents selling their current Edinburgh properties to move to these areas. Taking Edinburgh in as a whole with its wonderful views, stunning properties, hidden gardens and secret courtyards, the city deserves its reputation as one of the most compelling cities to live in.



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