

1 Christiemiller Place

CRAIGENTINNY, EDINBURGH, EH7 6SX



*CHARMING THREE-BEDROOM
MAIN-DOOR GARDEN FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this charming three-bedroom main-door garden flat in the heart of Craigentiny. The property boasts generous private front and rear gardens, versatile internal accommodation, gas central heating, double glazing, and a wonderfully quiet cul-de-sac setting that would be a perfect haven for young children.

The accommodation is focused on a bright and spacious bay-fronted living room that enjoys neutral décor, wooden flooring, period coving, an Edinburgh press, and a contemporary gas fire. There is plenty of space for a large suite and supporting furniture.







The kitchen has a full range of base and wall-mounted units that offer ample prep and storage space alongside a mixture of integrated and freestanding appliances.



Bedroom one is a generous double that enjoys excellent levels of natural light, laminate flooring, and plenty of space for a full suite of bedroom furniture. Bedroom two is a further double that overlooks the front garden. Bedroom three is a large single bedroom that currently serves as a lovely nursery but would also make a fantastic home office.





Bedroom 2





Bedroom 3

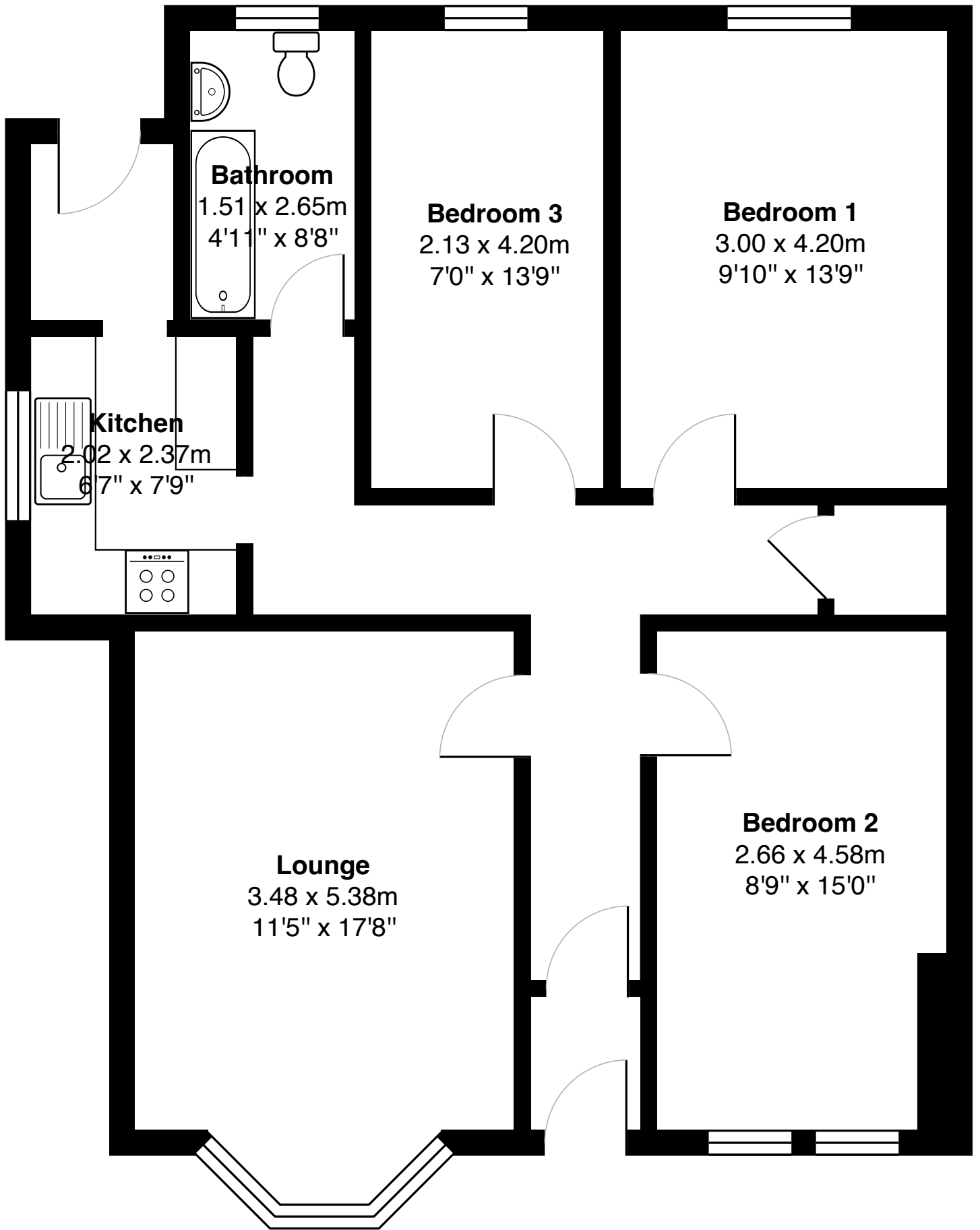




The internal accommodation is completed by a welcoming central hallway and a modern partially-tiled bathroom that has a three-piece white suite with a shower over the bath.







Gross internal floor area (m²): 77m²

EPC Rating: C



Externally, the property sits back behind a private front garden that is laid to lawn and bordered by a mature hedge. There is a generous rear garden with a large lawn, a patio area, and a mature apple tree.

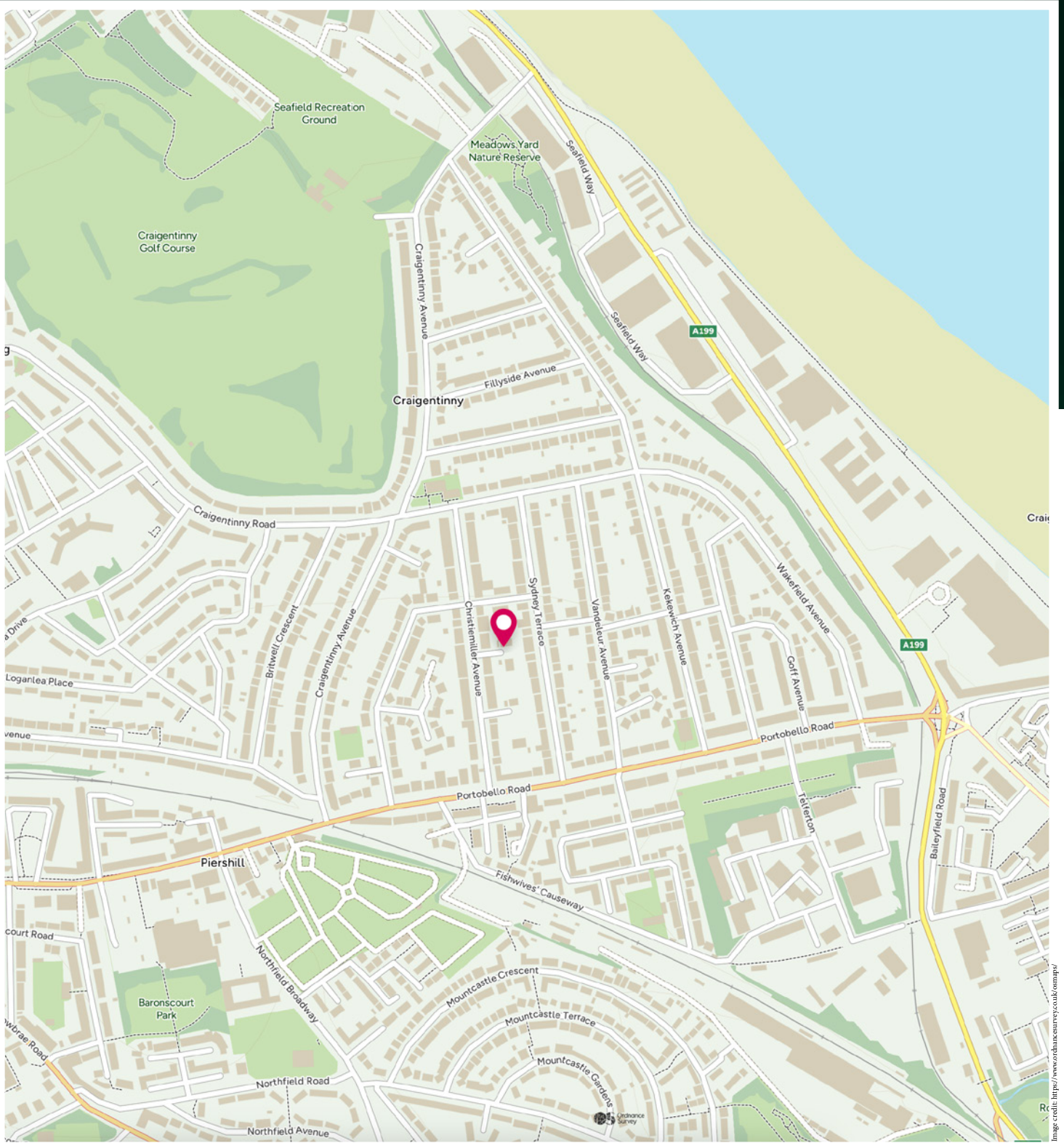




Craigentinny is a highly sought-after and much-respected area on the east side of the city, close to the vast open areas of Queen's Park and Arthur's Seat, offering almost country-like walks within the very heart of the city. Local shopping can be found within easy reach with Morrisons, Sainsbury's, and Asda superstores capable of supplying most normal monthly requirements. More extensive retail choices are available at Fort Kinnaird, Edinburgh's largest retail park.

Frequent bus services run to and from the city centre, the trip generally takes no more than fifteen minutes. Furthermore, easy access to the City Bypass provides good access to many parts of the city and all major trunk routes. Even the M8 and M9, which lie just beyond Edinburgh Airport, can generally be reached in a matter of twenty-five minutes.

Leisure facilities on offer include Holyrood Park, the new Meadowbank Sports Centre and the Craigentinny Golf Course. Schooling is well represented from nursery to senior level. Craigentinny also borders Portobello with its delightful range of independent shops and beautiful beach.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.