RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/1 Great Carleton Place

Niddrie, Edinburgh, EH16 4TX

8/1 Great Carleton Place

This bright and spacious two-bedroom ground floor flat offers tasteful neutral décor, direct access to a private decking area within a secure shared garden, and convenient allocated parking. Located adjacent to a country-style park, and less than half a mile from other green spaces, this peaceful modern development is also just minutes' walk from local shops and amenities, with the Fort Kinnaird Retail Park only a short drive away. Ideal for professionals or a small family, this contemporary home features two double bedrooms (one with fitted wardrobe), a bathroom with shower-over-bath, a fitted breakfasting kitchen, and a south-facing living room with sliding glazed doors to the sunny garden.

Extras: All fitted floor and window coverings and light fittings are included.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.
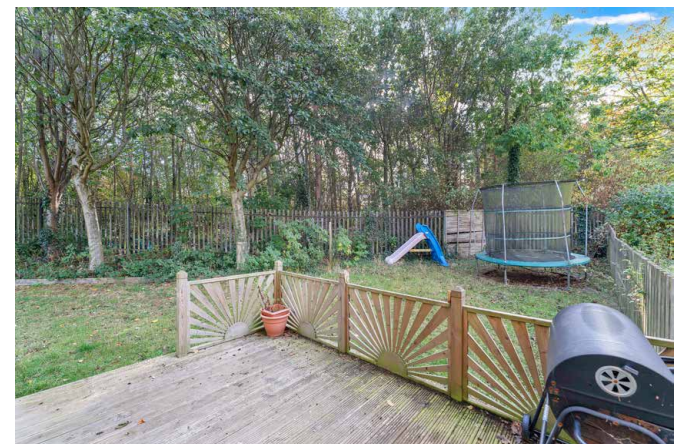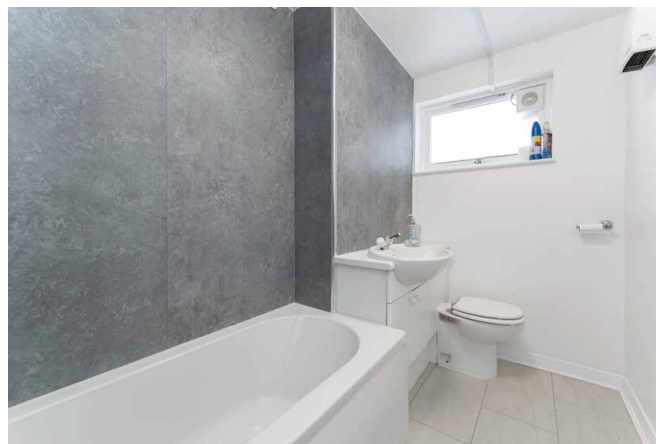

Property Summary

- Leafy setting beside Hunter's Hall public park
- Bright, neutrally presented interiors
- Ground-floor flat within a modern development
- Accessed through secure shared vestibule
- Entrance hall with two storage cupboards
- South-facing living room with garden access
- Breakfasting kitchen with ample storage
- Two double bedrooms, one with fitted wardrobe
- Bathroom with shower over bath
- Secure shared south-facing garden with private decking area
- Private allocated parking
- Electric heating and double glazing
- EPC Rating - D | Council Tax Band - A
- Home Report Value - £160,000

"This bright and spacious two-bedroom ground floor flat offers tasteful neutral décor"

RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
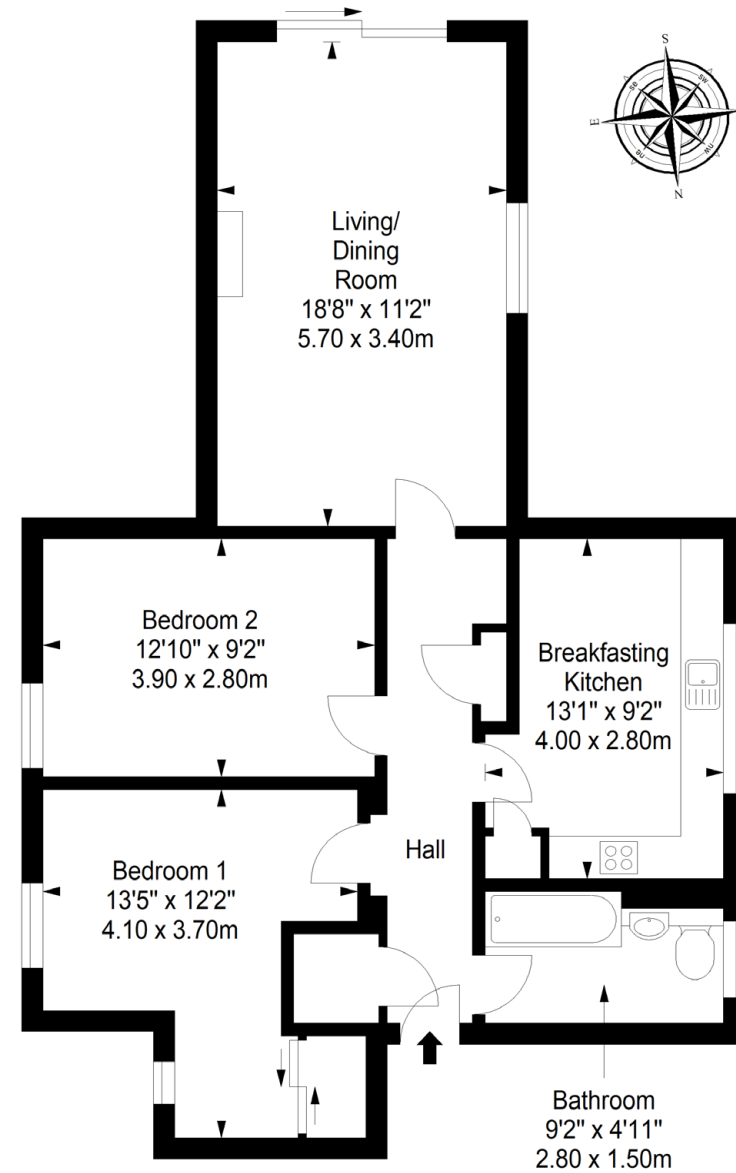10 Bankhead Crossway South
Edinburgh, EH11 4EP

Ground Floor
Approx. 68.3 sq. metres (735.2 sq. feet)

Living/
Dining
Room
18'8" x 11'2"
5.70 x 3.40m

Bedroom 2
12'10" x 9'2"
3.90 x 2.80m

Breakfasting
Kitchen
13'1" x 9'2"
4.00 x 2.80m

Hall

Bedroom 1
13'5" x 12'2"
4.10 x 3.70m

Bathroom
9'2" x 4'11"
2.80 x 1.50m

Total area: approx. 68.3 sq. metres (735.2 sq. feet)