



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/1 Great Carleton Place

Niddrie, Edinburgh, EH16 4TX

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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.

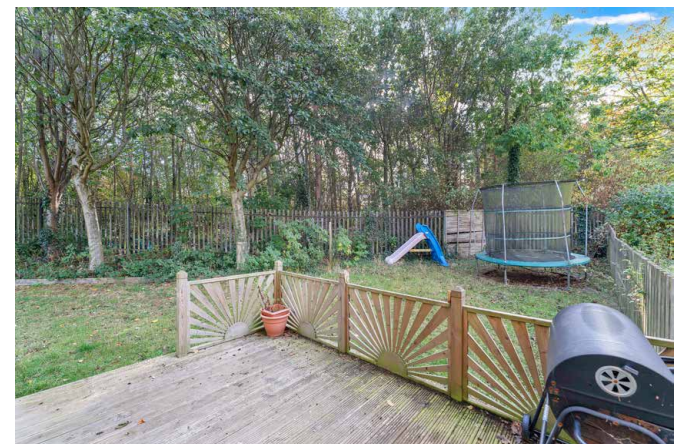
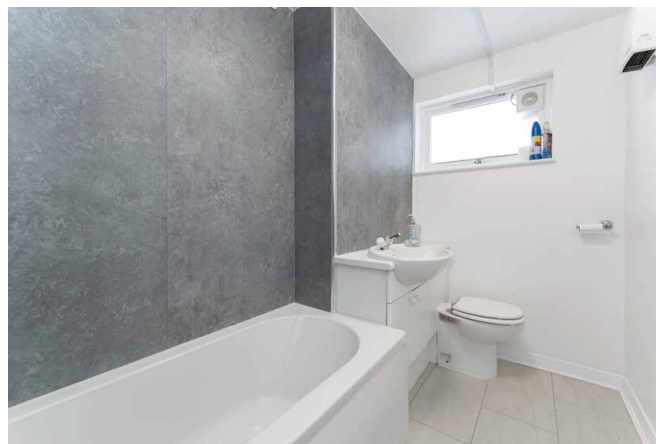
Property Summary

- 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"



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dream property!



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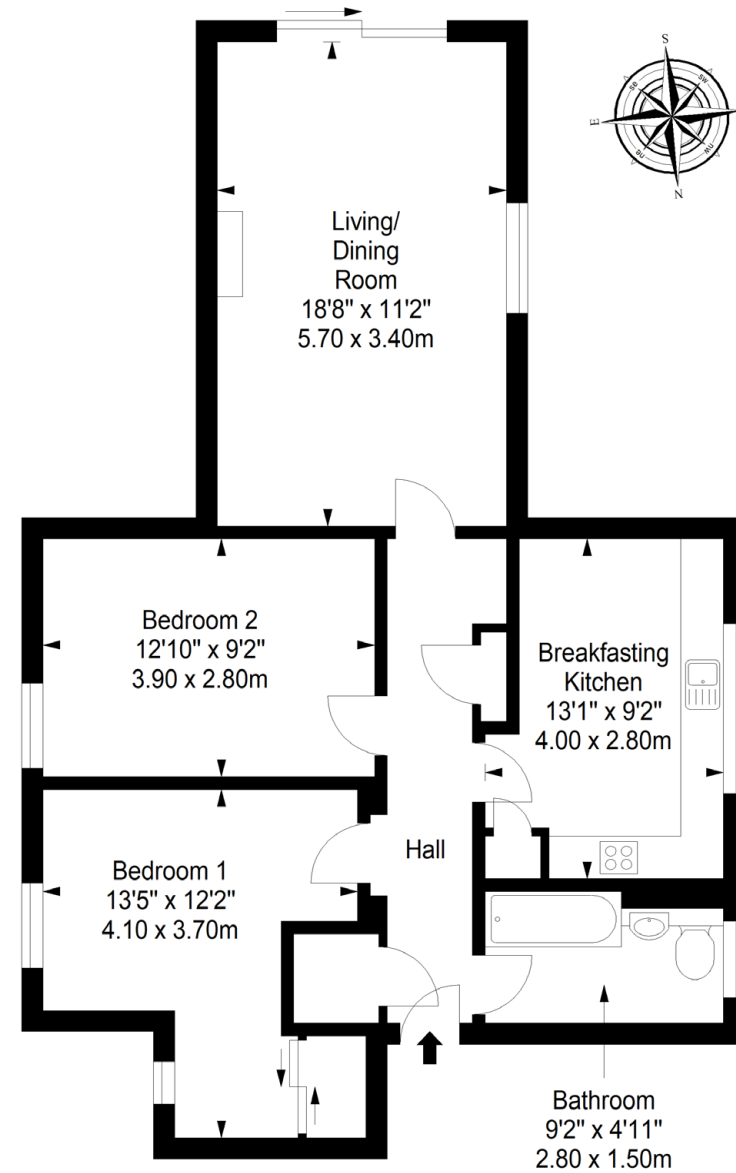
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor

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



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