



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/1 Sleigh Gardens

Craighentinny, Edinburgh EH7 6EL

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Nestled on a prime corner plot in the sought-after Craigentenny neighbourhood, this charming ground floor flat offers a peaceful retreat, set across from a large 'green' and with the convenience of local amenities close by. Enjoy a private front garden and shared drying green to the rear.

Beautifully presented, this flat has been finished with tasteful decor throughout and is in ready to move-in condition. The property boasts ample storage, a spacious bay windowed lounge/diner, ideal for entertaining, sleek fitted kitchen with fully integrated appliances, a generous double bedroom complete with three large built-in cupboards, and a stylish three piece shower room.

Extras: fitted floors, blinds, and all fully integrated kitchen appliances, are to be included in the sale.

Property Summary

- Ground floor flat, set opposite large 'green'
- Spacious lounge/diner
- Modern fitted kitchen
- Bright double bedroom with built-in cupboards
- Stylish three-piece shower room
- Gas central heating & double glazing
- Private front garden & shared drying green to the rear
- Un-restricted on-street parking
- EPC Rating - D | Council Tax Band - A



Home Report Value - £155,000





Attractive ground floor flat
with private front garden





PRIVATE FRONT GARDEN



PRIVATE FRONT GARDEN



FRONT



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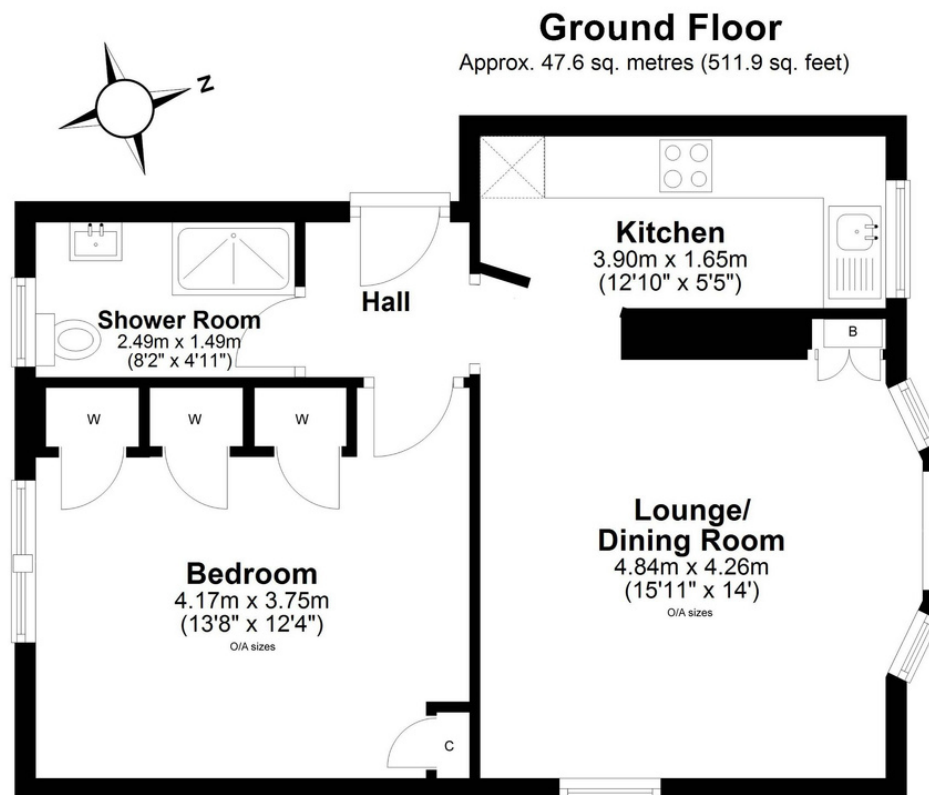


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DISCLAIMER

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.



Location



'GREEN' ACROSS FROM FLAT

Craigentinny is a popular residential area in a central location, less than two miles east of the city centre with the beaches of Portobello, 10 minutes from the property. The immediate area offers excellent amenities and outdoor activities including Portobello beach, with swim/fitness centre and Turkish baths and the vast Holyrood Park and Arthurs Seat. Nearby Meadowbank offers a good range of local shops and Meadowbank Retail Park. A little further afield are the excellent shopping facilities of Fort Kinnaird. For the active type-Meadowbank sports centre is close by and Craigentinny Golf Course is close by. Regular bus services run to the city centre and surrounding areas making this an ideal location.