



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**16/9, Craigmount Hill**

East Craigs, Edinburgh, EH4 8HW



# 16/9, Craigmount Hill

Introducing a well-presented second-floor flat, set within an established development in the popular East Craigs area. The home offers attractive modern interiors and a practical layout, including an entrance hall with storage and a sun-facing dual-aspect reception room ideal for everyday living and entertaining. A contemporary kitchen features sleek cabinetry, quality worktops and downlighters. The sun-filled main bedroom benefits from a spacious walk-in wardrobe just outside, while the second bedroom enjoys garden views and works well as a home office or guest room. A family bathroom completes the accommodation. Outside, Craigmount Hill residents enjoy lawned communal gardens and private parking. The property is well placed for shops, parks, transport links, the beach, and the city centre, which is less than 25 minutes away.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

An approximate bi-annual fee of £200 is payable to the building manager, covering ongoing maintenance and repairs and weekly cleaning of the stairwell.

## Property Summary

- Second-floor flat in East Craigs
- Part of an established development
- Attractive modern interiors
- Entrance hall with storage
- Sunny dual-aspect living/dining room
- Modern fitted kitchen
- Sun-filled main bedroom
- Spacious walk-in wardrobe
- Versatile second bedroom
- Family bathroom
- Lawn communal garden
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £185,000





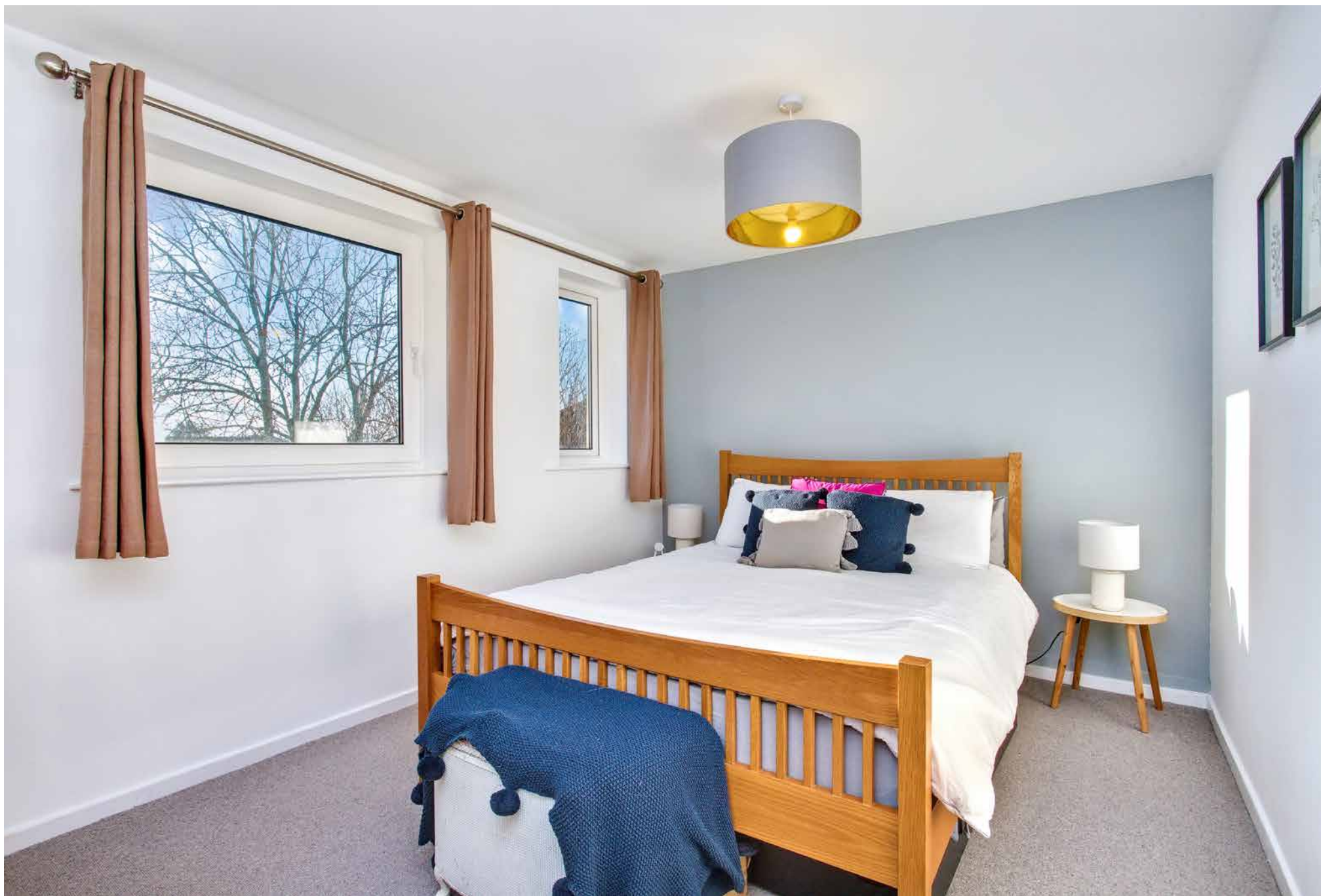




Sunny dual-aspect living/  
dining room and a  
modern fitted kitchen









Sun-filled main bedroom,  
a spacious walk-in  
wardrobe and a versatile  
second bedroom









Let us help you find your next  
**dream property!**



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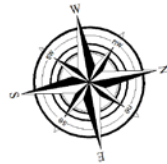


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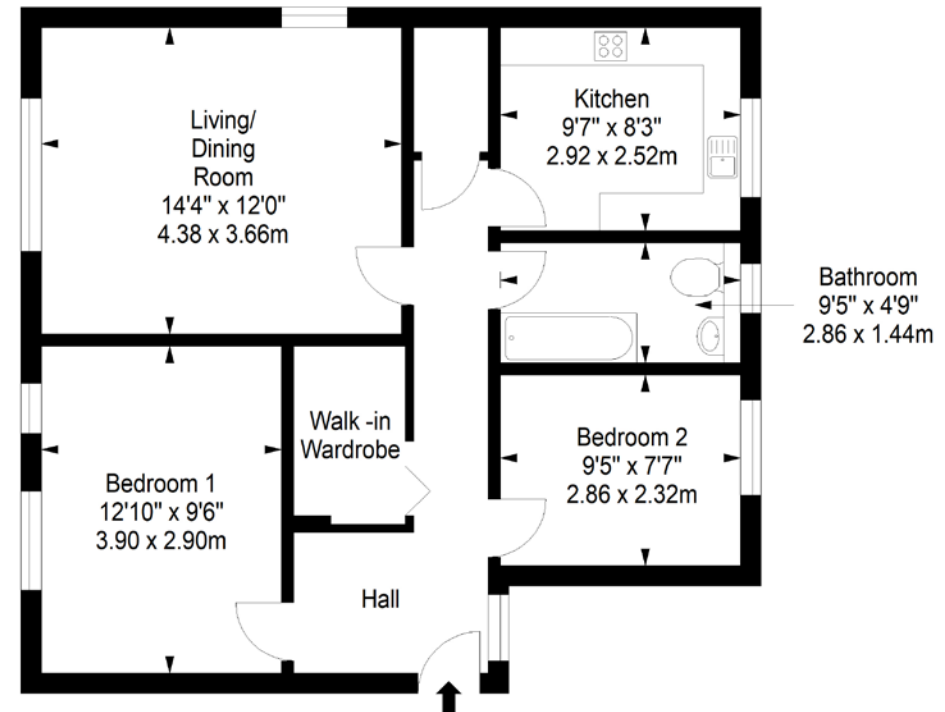
**DISCLAIMER**

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.



**Second Floor**

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.4 sq. feet)