



19/2 Meareside
EAST CRAIGS | EDINBURGH | EH12 8UQ


warners
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Bright and well presented ground floor flat offering flexible accommodation to three bedrooms, with a secured private garage forming part of a well maintained residential development. Located within a popular and quiet cul-de-sac, with close proximity to primary and secondary schools, and the City Bypass, the property is ideally placed for a variety of buyers. This lovely apartment has a flexible layout with entrance hallway with fabulous storage, bright and spacious living/dining room, modern fitted kitchen with integrated oven, hob and hood, two good sized rear facing bedrooms, one with fitted wardrobes, off the hallway and a further bedroom/dining room off the living room, and the contemporary bathroom, with dual headed waterfall shower and vanity unit sink, completes the accommodation. The property also features double glazing and gas central heating. There is lovely, well cared for communal landscaped garden grounds surrounding the property with a gated area to the front of the property. There is a private single lock-up garage located to the front of the building as well as ample residents' and visitors parking.

- Bright and spacious accommodation
- Ground floor flat flexible to three bedrooms
- Entrance hallway with fantastic storage
- Spacious living/dining room with room off
- Contemporary kitchen and bathroom
- Gas central heating & double glazing
- Well kept surrounding communal gardens with gated area
- Single lock up garage

EPC Rating C.

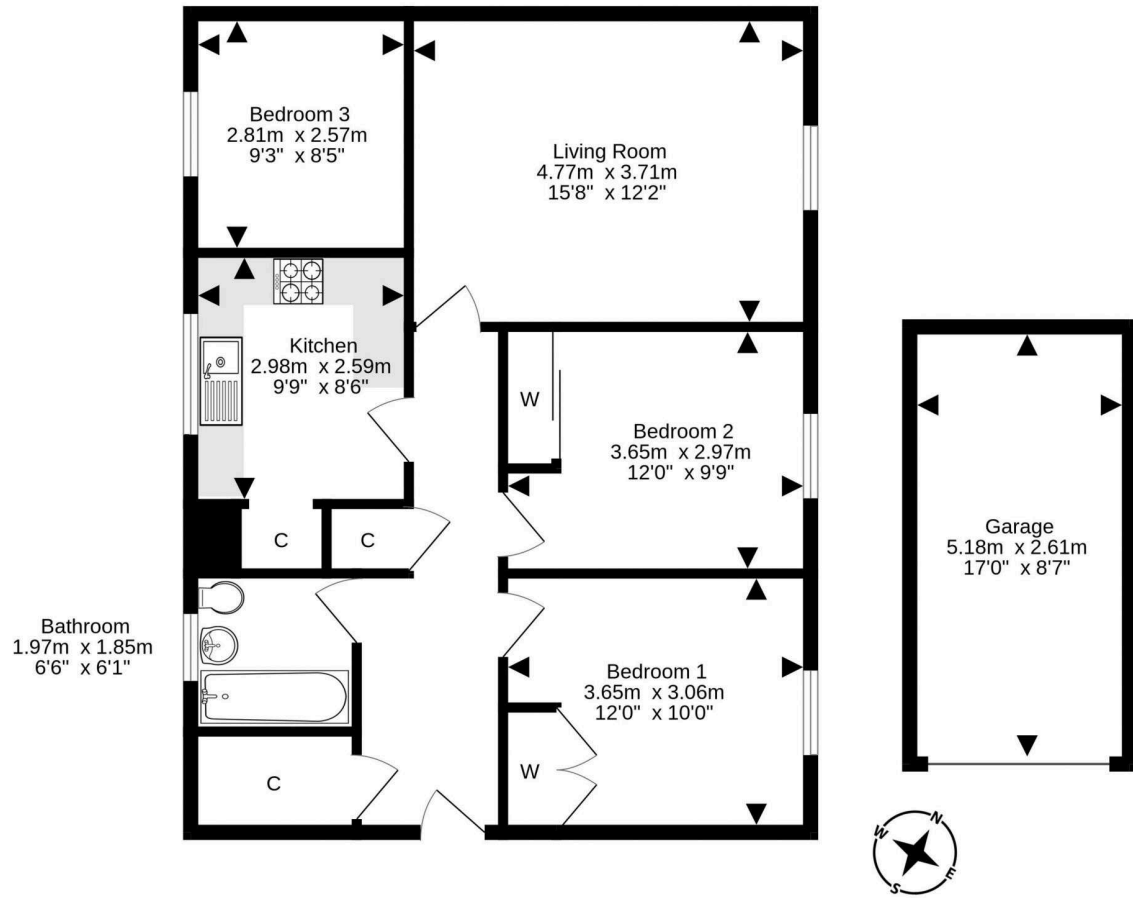
Extras include blinds, curtain poles, fridge, washing machine and dishwasher.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Neighbouring Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there's also easy access to football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular buses, a tram stop at Edinburgh Gateway, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024