



53/2 Craigentinny Road
CRAIGENTINNY | EDINBURGH | EH7 6RL


warners
solicitors & estate agents



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Beautifully presented two-bedroom, ground floor flat situated in the popular residential district of Craigentinny, to the east of Edinburgh's city centre.

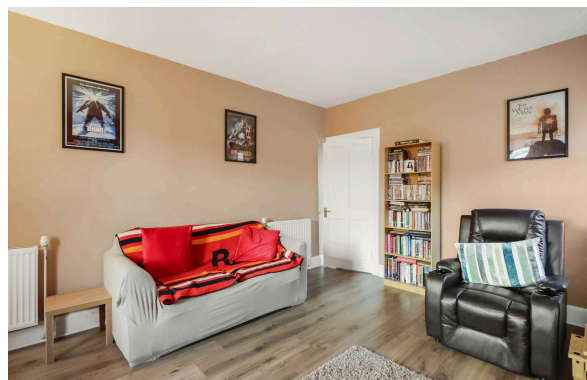
The living room is of a good size and forms the main public area in the property, providing an ideal space for relaxing or entertaining guests. The stylish modern kitchen lies adjacent to this and boasts a good amount of integral cupboard storage.

The principal bedroom to the front of the property benefits from integral cupboard storage and a stylish, modern, ensuite shower room. The second bedroom is also a well-sized double, and could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

Conveniently located to provide easy access to public transport links, early viewing is highly recommended to appreciate everything that this fantastic apartment has to offer.

- Two-bedroom ground floor flat
- Sought-after location
- Excellent public transport links
- Living room
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Entrance hallway
- Gas central heating
- Double glazing
- Front garden
- Shared rear garden

Curtains, blinds, dishwasher and washing machine included in the sale. EPC Rating C.

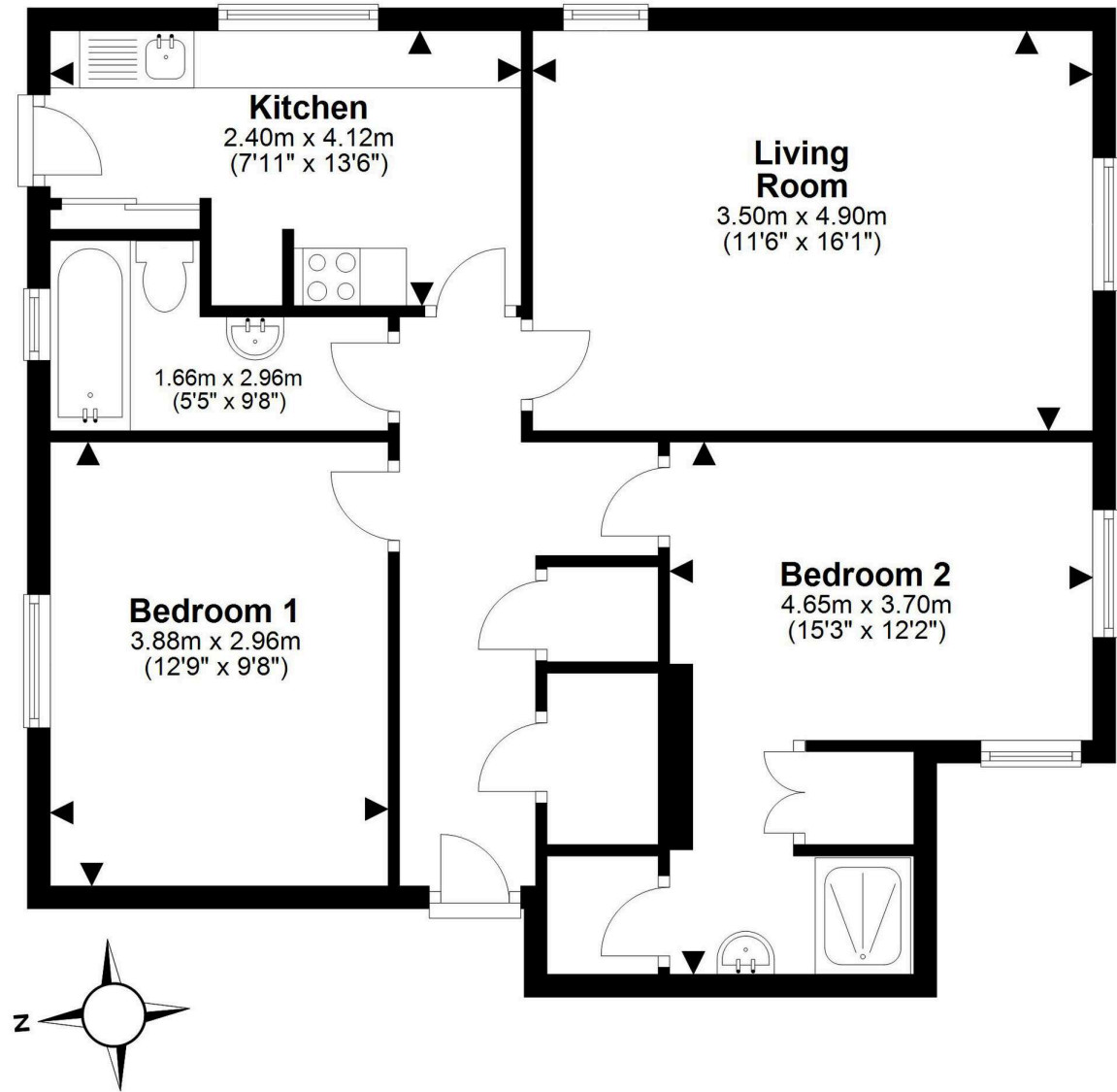


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factoring charges associated with this property.

Craigentinny is a popular residential area of Edinburgh with its own Golf Course, lying to the east of the City Centre. Schooling is well represented from nursery to senior level and an efficient public transport network operates to other parts of the town and surrounding areas, whilst the A1, City Bypass and Brunstane Railway Station are also within easy reach. The neighbouring seaside suburb of Portobello boasts a white sandy beach and outstanding independent shops and cafes. For sport and fitness enthusiasts, there are classes on the beach and the Portobello Swim Centre offers swimming facilities, a well-equipped gym and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.