



67/2 Telford Road
CRAIGLEITH | EDINBURGH | EH4 2AX


warners
solicitors & estate agents



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This bright and airy upper flat offers a spacious and well-appointed living space throughout, making it an ideal home for a range of buyers. Perfect for investors seeking a property with strong rental potential, it is conveniently located near the Western General Hospital, Edinburgh College, and just minutes from the West End and city centre.

The accommodation comprises an entrance vestibule, a generous hallway, and a corner lounge with dual aspects, allowing for an abundance of natural light. The fully equipped breakfasting kitchen features a built-in gas hob and new eye-level oven. There is plenty of space for a dining table and chairs, while two generously sized double bedrooms offer ample space. The modern bathroom is fitted with a white three-piece suite and an electric shower.

The property has a well proportioned garden which is shared with the ground floor flat. There is a decked area which offers a great space for relaxing, a drying area, and a garden shed. Further benefits include gas central heating, with the boiler being installed under four years ago, Hive Smart Heating thermostat and double glazing.

- Bright & spacious upper flat with dual-aspect lounge
- Prime location near hospital, college & city centre
- Modern kitchen with gas hob & double oven
- Two large bedrooms with ample space
- Comfortable living with gas heating, and Hive Smart Heating thermostat
- Shared garden with drying area

EPC Rating C, Council Tax Band D.

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



All fixtures, fittings, curtains and integrated appliances will be included in the sale.

Craigleith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre. First class retail amenities are to be found at Craigleith Retail Park and excellent local shopping in Stockbridge only a short drive away. There are excellent schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.



