



204/13 Telford Road, Edinburgh, EH4 2PL

Bright and spacious, this two-bedroom top-floor flat enjoys an excellent location close to the Western General Hospital and within easy reach of the superb amenities at Craigleith and Comely Bank. The property offers attractive open views and a leafy outlook. While some modernisation would be beneficial, the flat presents outstanding potential and would make an ideal purchase for first-time buyers. The building is served by a lift, and the flat further benefits from electric heating and double glazing. The property was previously let out for £1150 per month and may also appeal to property investors as a buy to let.

The accommodation comprises:

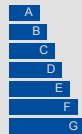
- Welcoming entrance hall
- Generous front-facing living/dining room with balcony, offering outside space and enjoying a pleasant outlook
- Fitted kitchen with a range of wall and base units, laminate worktops, and appliances including an electric hob, oven, washing machine, and fridge freezer
- Two well-sized double bedrooms
- Bathroom fitted with a WC, wash basin, and bath with shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

Telford Drive is within the desirable residential area of Crewe, to the north of the city centre. Local shopping facilities include a Waitrose at Comely Bank, Morrisons nearby on Ferry Road and there are Sainsbury's and M&S stores at Craigleith retail Park, along with a range of other large retail outlets. Nearby Stockbridge offers many upmarket bars, pubs, restaurants and boutique shops. Leisure amenities in the local area include Inverleith Park, the famous Royal Botanic Gardens, Westwood's Health Club, The Village Gym and Ainslie Park Leisure Centre. There is a regular bus service operating to the city centre and is conveniently placed for commuting to the north and west of Edinburgh.

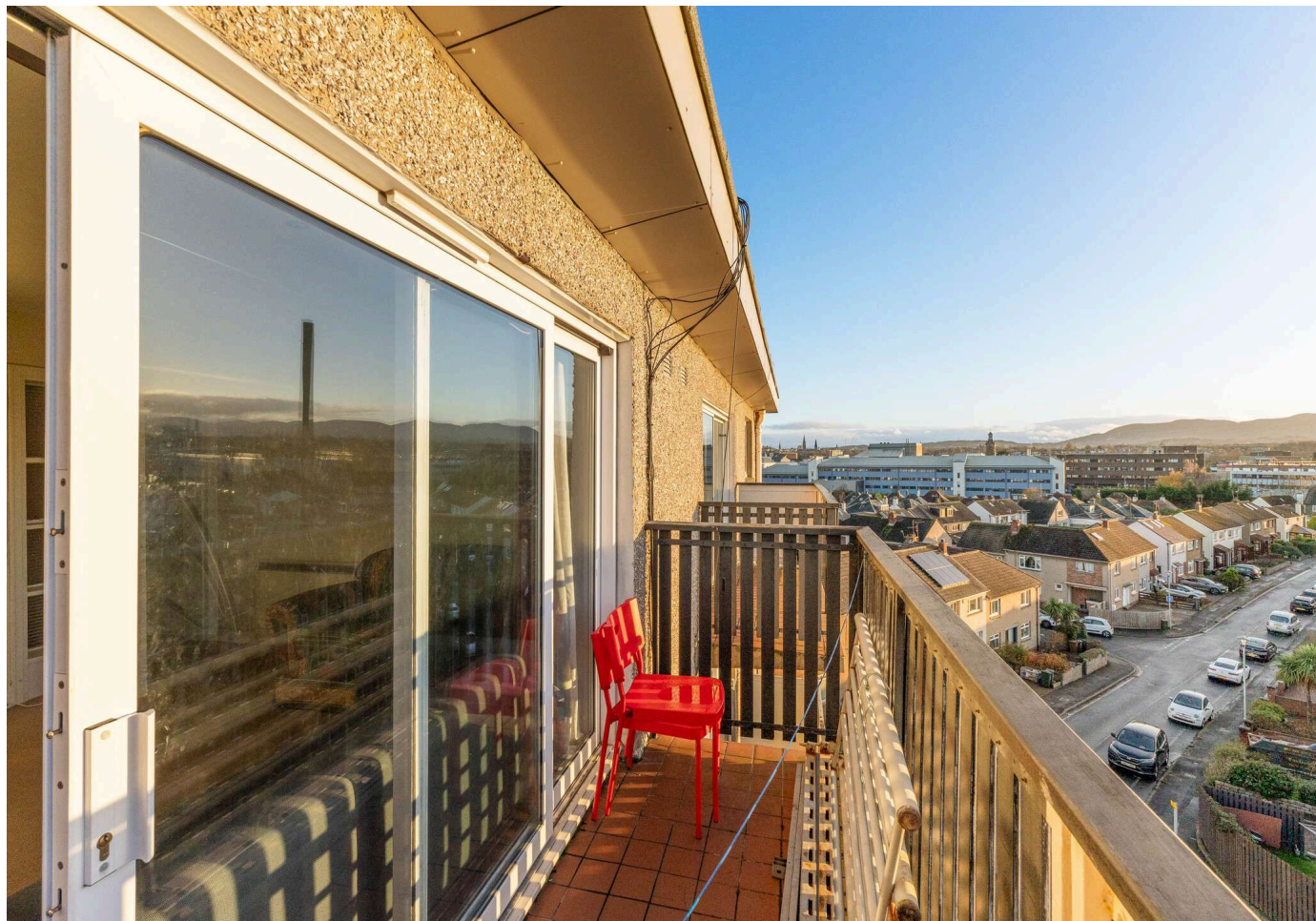
Outside & Gardens

The shared gardens are mostly laid to lawn and are well-maintained. There is also a shared drying area. There is parking available on-street. The property is factored by Trinity with a monthly fee of £75, which covers maintenance of the common areas.

Extras

The fixed floor coverings, curtains, blinds and kitchen appliances are included in the sale price.

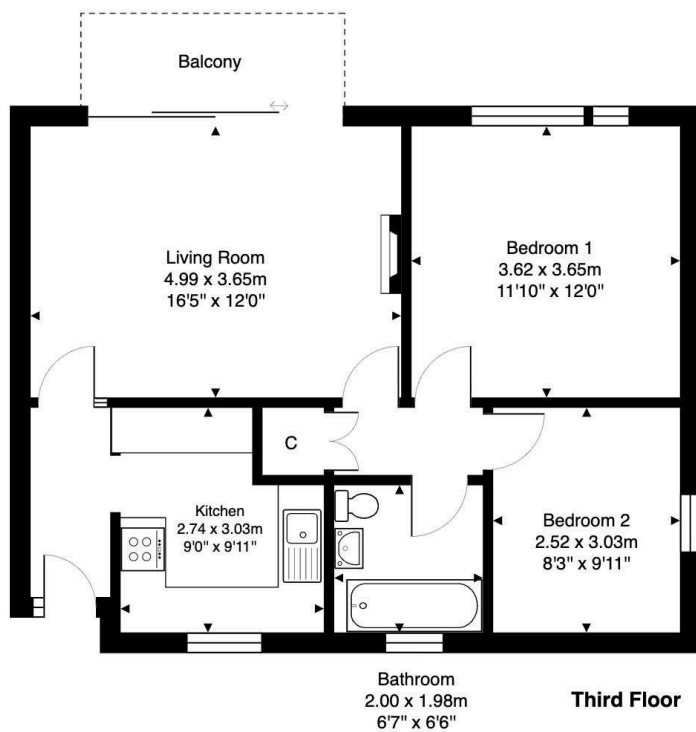
Council tax - Band C







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Total Area: 59.0 m² ... 636 ft²

All measurements are approximate and for display purposes only.



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Offers can be submitted in writing, fax or email:

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