

Blackadders



17/2 Mearenside
Edinburgh EH12 8UQ

Offers Over
£180,000

Spacious Lounge/Dining
Area
Kitchen
3 Bedrooms
Bathroom

Double Glazing & GCH
Communal Gardens
Secure Entry
Garage

Viewing: By appointment through selling agent on 0131 202 1868

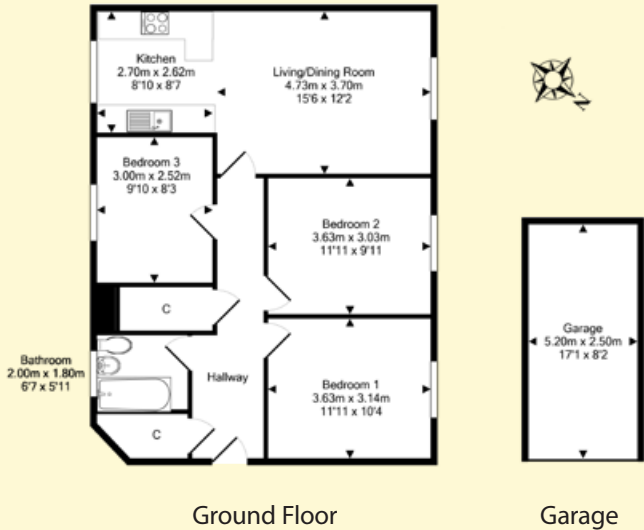
DESCRIPTION

A beautifully presented ground floor flat set in a peacefully and sought after residential district to the west of the city centre. The property will appeal to a number of buyers and benefits from having gas central heating and is fully double glazed.

Externally entrance in to the communal building is gained via a secure entry system and there are communal gardens and grounds. Finally this flat comes with the added advantage of having a garage.

LOCATION

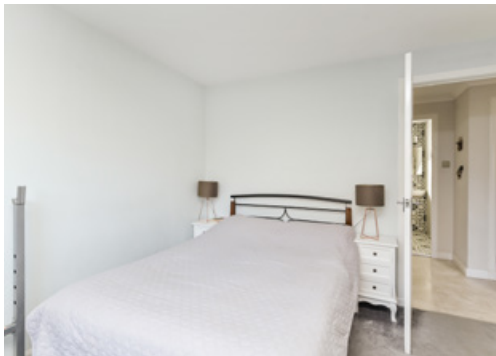
East Craigs is a popular residential area which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets to be found at the Gyle complex, with Hermiston Gait just a little further afield. There are also numerous leisure and recreational facilities in the area, with a wider range of facilities to be found at adjoining Corstorphine. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.



ACCOMMODATION
(measurements are approx)

Lounge/Diner	15'6 x 12'2	4.73 x 3.70m
Kitchen	8'10 x 8'7	2.70 x 2.62m
Bedroom 1	11'11 x 10'4	3.63 x 3.14m
Bedroom 2	11'11 x 9'11	3.63 x 3.03m
Bedroom 3	9'10 x 8'3	3.00 x 2.52m
Bathroom	6'7 x 5'11	2.00 x 1.80m







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ABERDEEN

37 Langstane Place
Aberdeen
AB11 6EN
Tel: 01224 452750

ARBROATH

129 High Street
Arbroath
DD11 1DP
Tel: 01241 876620

DUNDEE

30 & 34 Reform Street
Dundee
DD1 1RJ
Tel: 01382 342222

EDINBURGH

40 Torphichen Street
Edinburgh
EH3 8JB
Tel: 0131 202 1868

PERTH

77 George Street
Perth
PH1 5LB
Tel: 01738 500600

property@blackadders.co.uk • www.blackadders.co.uk

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