

COULTERS[©]

2 (FLAT 11) TELFORD GROVE

CRAIGLEITH, EDINBURGH, EH4 2UL

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With exceptional, sweeping views of the city skyline, 2/11 Telford Grove is an impressive, well proportioned, attractively presented 4th floor flat. The property has been well maintained by the current owners and forms part of an attractive, modern development in the North of the city, well connected to the rest of the city. The apartment benefits from an underground allocated parking space in addition to unrestricted, on street parking. The centre of the home is a large, spacious sitting room / kitchen/ dining room creating a wonderful space which the inhabitants can cook, dine and relax in. The large sitting area has plenty of room for sofas a dining table and chairs with a fixed partition creating a separate kitchen area.

KEY FEATURES



Beautifully presented, spacious 4th floor flat.



Three double bedrooms with fitted wardrobes.



Private balcony and attractive communal courtyard.



Allocated underground car park space.

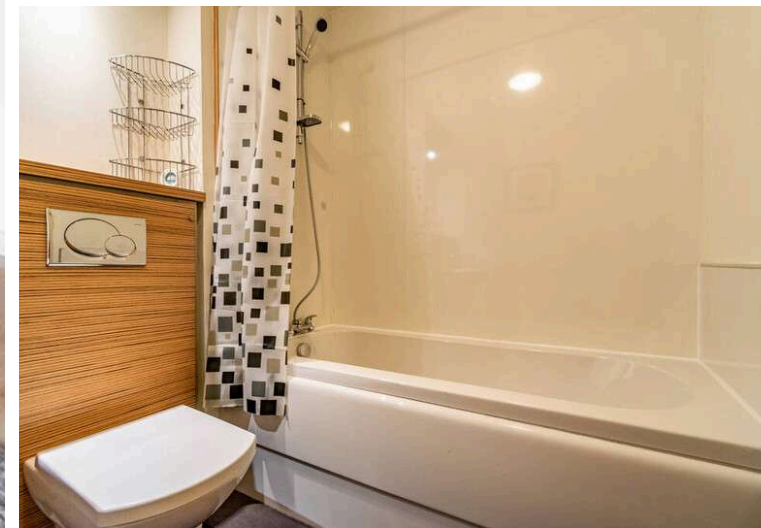


Situated in the popular area of Craighleith.



Fantastic views of the city skyline.





The kitchen has a series of wall and base mounted cabinets and contrasting worktops. The integrated appliances comprise; gas hob, electric oven, fridge/freezer, dishwasher and washing machine. There is a balcony which has views to the rear of the development over the landscaped grounds. The generous principle bedroom has a wonderful view from the Juliette balcony of the city skyline incorporating Arthur's seat, Holyrood Park and Edinburgh Castle to name but a few features within it. The room benefits from fitted wardrobe and has an en-suite shower room (with large shower cubicle, WC and wash hand basin). The other two double bedrooms also have delightful views of the city skyline and also have fitted wardrobes. A separate family bathroom (with bath & shower over, WC and wash hand basin) completes the internal accommodation. Heating and hot water is provided by a gas combi boiler and there is double glazing. The building has a lift and there is an allocated underground parking space, with remote control access to the underground garage. Unrestricted parking is available within the development and there is a pretty, landscaped courtyard for inhabitants of the development to enjoy.





THE LOCAL AREA

Craigeleith is a residential area situated north west of the city centre with excellent local amenities and just a short drive from Edinburgh's West End and Stockbridge.

Craigeleith Retail Park is within close proximity offering a number of retail shops and the green open spaces of Inverleith Park, the Royal Botanic Gardens and Corstorphine Hill are nearby.

This area is very well located for anyone working at the Western General Hospital or Police Scotland at Fettes and it has excellent bus routes into the city centre. Haymarket rail station, the City Bypass and M8 are easily accessible, giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Excellent schooling is represented in both the state and private sector.

EXTRAS

The property is sold as seen, including all furniture, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factors are James Gibb and the monthly factoring fees are approximately £300 - £400 per quarter.



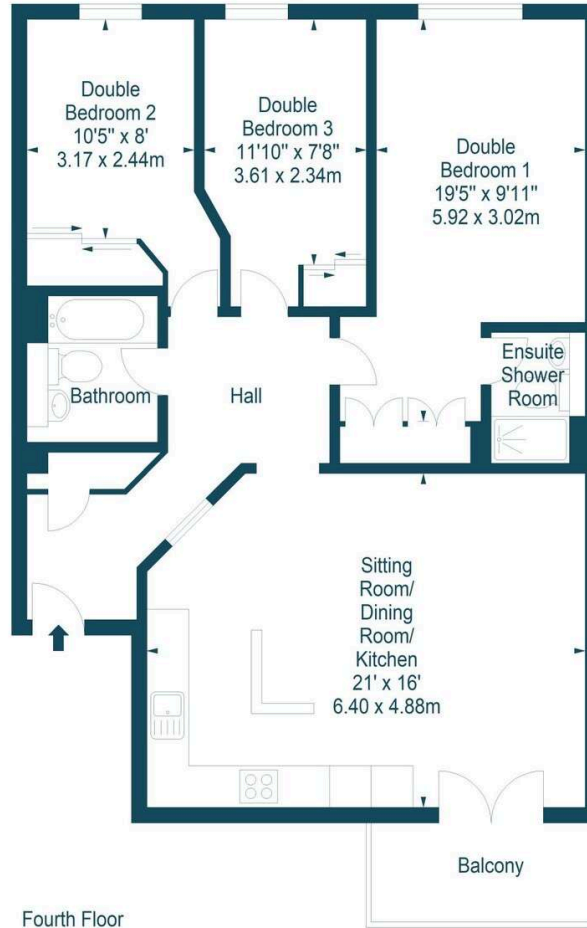


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Telford Grove,
Edinburgh,
Midlothian, EH4 2UL



Approx. Gross Internal Area
958 Sq Ft - 89.00 Sq M
For identification only. Not to scale.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.