



24/2 Firrhill Crescent, EDINBURGH, EH13 9EQ



Welcome

Welcome to Firrhill Crescent, this well-presented two-bedroom ground floor flat is situated within the popular and established residential area of Firrhill, lying to the southwest of Edinburgh, offering a good range of local amenities, including shops, schools, and leisure facilities, with excellent transport links providing easy access to Edinburgh city centre and beyond. The property offers comfortable accommodation ideally suited to first-time buyers, downsizers, or investors alike. The property benefits from a bright and spacious layout, a particular feature of this property is the outdoor space, to the rear, the flat enjoys a private garden with a desirable south-facing aspect, with a further shared drying green, along with a private garden to the front of the property. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Front facing living room
- Fully fitted kitchen
- Two double bedrooms
- Modern bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- External store cupboard
- Private gardens to the front and rear, additional shared drying green
- On street parking available





Firrhill

Firrhill is a well-established residential area in the south-west of Edinburgh, popular with families and professionals alike. The neighbourhood offers a peaceful suburban feel while remaining within easy reach of the city centre, approximately three miles away. Excellent local amenities are available nearby, including a range of shops, supermarkets, cafés and leisure facilities, with larger retail options at nearby Colinton and Morningside. Transport links are excellent, with regular bus services connecting to the city centre and surrounding areas, while the City Bypass is easily accessible, offering convenient routes to the airport, central Scotland's motorway network and beyond. Overall, Firrhill combines quiet residential living with strong connectivity and local amenities, making it a highly desirable location

Extras

The white goods, curtains, blinds and fitted floor coverings are included.

Get in touch

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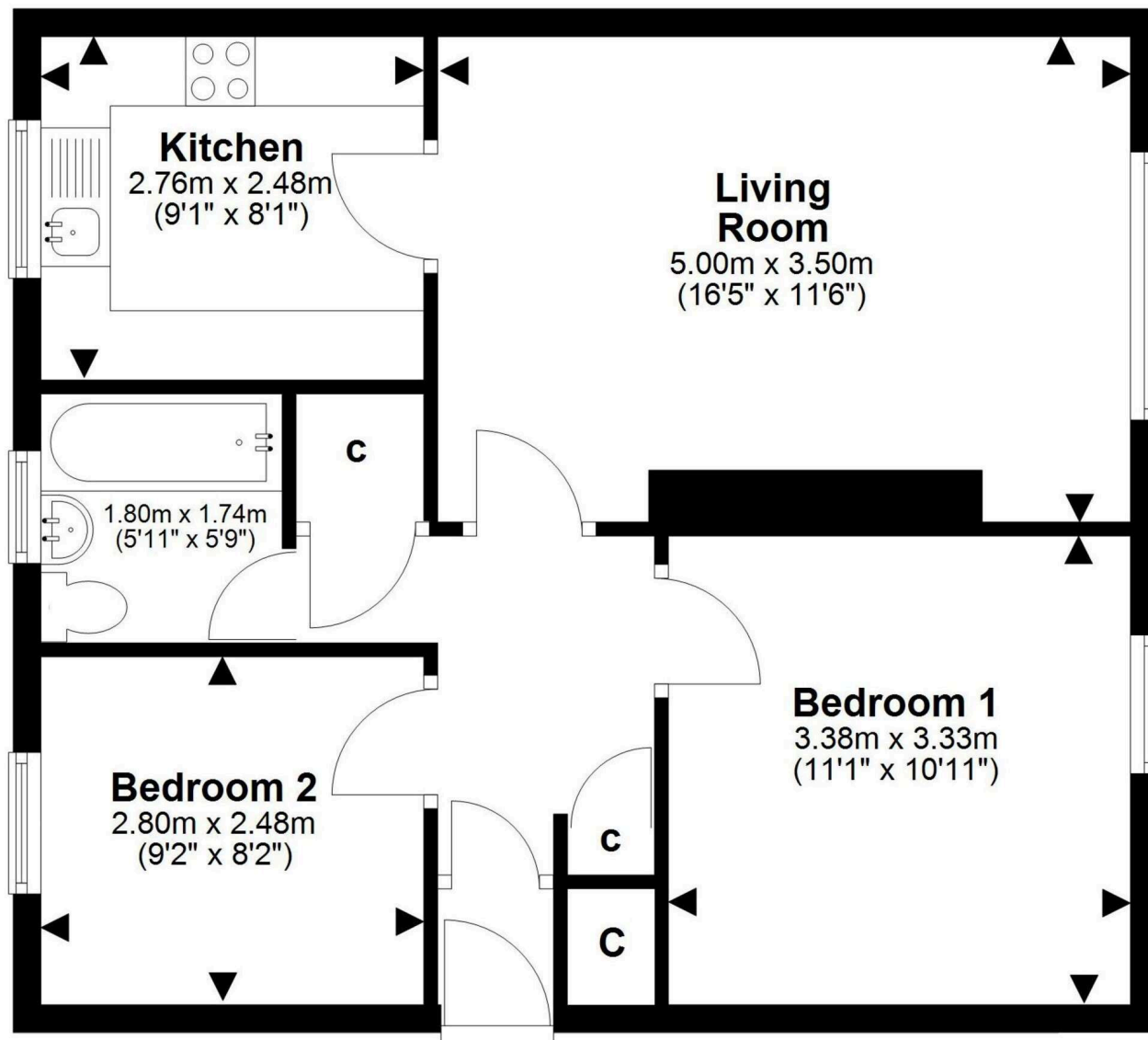
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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

