



Fixed Price

£225,000

67/2 Telford Road

Craigleith | Edinburgh | EH4 2AX

Well presented throughout, this two bedroom first floor flat is situated within the popular residential area of Craigleith, close to excellent local amenities, transport links and green spaces. The property offers bright and well proportioned accommodation, enhanced by a recently fitted kitchen, access to a shared garden and residents parking, making it an ideal purchase for first time buyers, professionals and downsizers alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  Residents parking
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation briefly comprises a welcoming hallway with storage, a good sized dual aspect lounge allowing plenty of natural light to flood the room, a breakfasting kitchen fitted with a range of wall and base units with co ordinated worktops and tiled splashbacks, two double bedrooms, one of which benefits from built in storage, and a bathroom with a crisp white suite and shower over the bath. The property further benefits from gas central heating with Hive control and double glazing.



Extras

Included in the sale will be the gas hob and electric oven.

Gardens & Parking

The property enjoys access to a garden shared with just one other flat, featuring a decked area which provides an ideal space to make the most of the warmer months, along with a drying green. Residents parking adds further convenience.

Viewing

By appointment through Neilsons on 0131 625 2222.



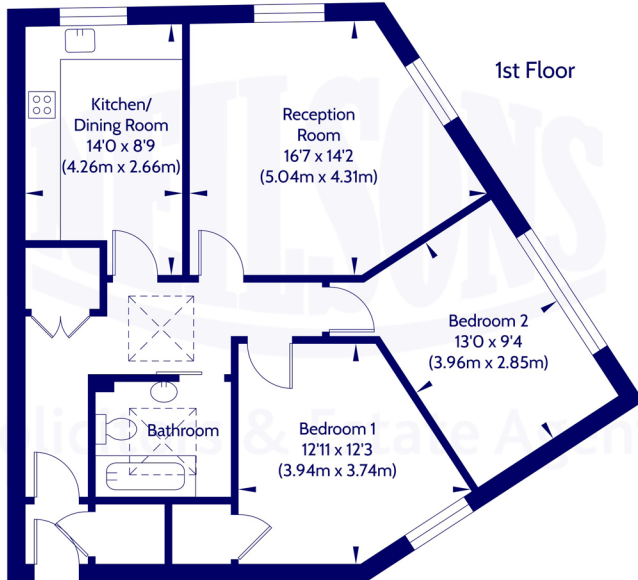


Location

Craighleith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre and is in the catchment area for highly regarded schools from nursery to senior level. For shopping, Craighleith Retail Park is within walking distance, and includes many shops and stores including a Sainsburys supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank which is en-route to the many varied shops, pubs and restaurants of the fashionable Stockbridge area of town, easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks & cycle routes along the Water of Leith and Blackhall Path. For the commuter, the property is well placed for the main roads west and north out of the City, to the Airport, City Bypass and to the motorway network across central Scotland. In addition, excellent local bus services provide swift access to the city centre and surrounding areas.



Approx. Gross Internal Floor Area 73 Sq M / 784 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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