



5/I Christian Crescent
Edinburgh, EH15 3AE

A

"5/1 Christian Crescent is a bright and spacious two bedroom ground floor flat"

- ENTRANCE STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- PRIVATE REAR GARDEN
- ON STREET PARKING





LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are at Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

5/1 Christian Crescent is a bright and spacious two bedroom ground floor flat, situated in a quiet cul-de-sac. An excellent opportunity as a first time buy or buy to let investment. Entered through a communal stair with security door, the accommodation comprises: entrance hall with cupboards off; living/dining room with space for dining table and chairs; kitchen with ample floor and wall mounted storage units; double bedroom one; double bedroom two and bathroom with shower over bath. Further benefits are gas central heating, double glazing, ground floor storage cupboard ideal for storing bikes or pram; private front & rear gardens; communal drying green; unrestricted street parking; great local amenities and good transport links.

EPC RATING

The energy efficiency rating for this property is band C

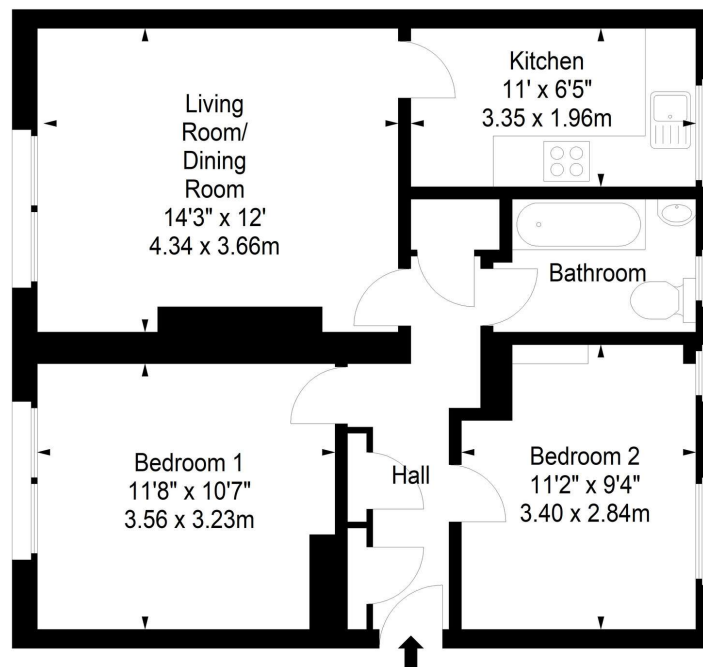
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Christian Crescent,
Edinburgh,
Midlothian, EH15 3AE



Approx. Gross Internal Area
618 Sq Ft - 57.41 Sq M
For identification only. Not to scale.
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Ground Floor

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