



1/2 Telford Grove

Craigleith, Edinburgh, EH4 2UL



VMH ESTATE AGENTS



Virtually staged

Ground floor flat in the popular Craigleith area, close to the Western General Hospital

- Sitting room with patio doors
- Kitchen/breakfast room
- Principal bedroom with en-suite
- Second double bedroom
- Bathroom with 3-piece suite
- Ideal for a first-time buyer
- Secure underground parking space
- Private patio & shared garden ground
- Secure entryphone system
- Gas central heating & double glazing



Virtually staged



Virtually staged

Offers Over: £185,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located within a modern development in the popular Craigleith area, this 2 bedroom ground floor flat is ideal for a first-time buyer or professional couple. Internally the property is bright and spacious with neutral decor throughout. Patio doors in the sitting room open to a private patio, which leads to well-kept shared garden ground.

Further benefits include gas central heating, double glazing & allocated underground parking.

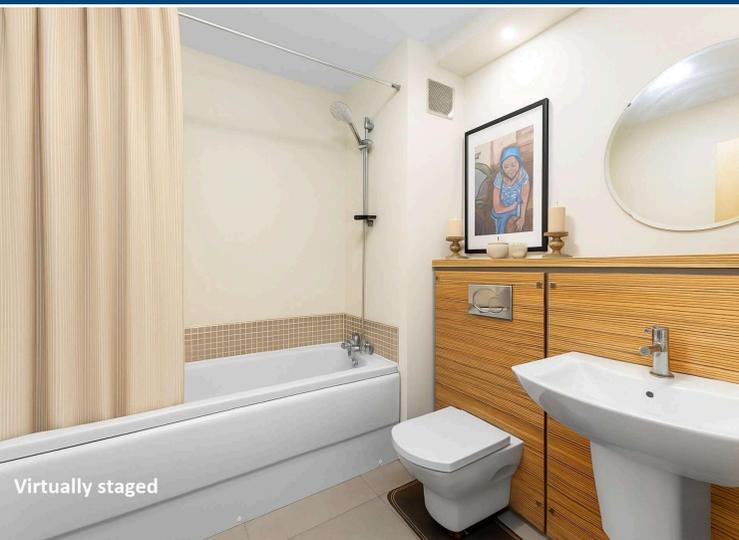
The property is to be sold as seen. No guarantees or warranties will be given.

Management

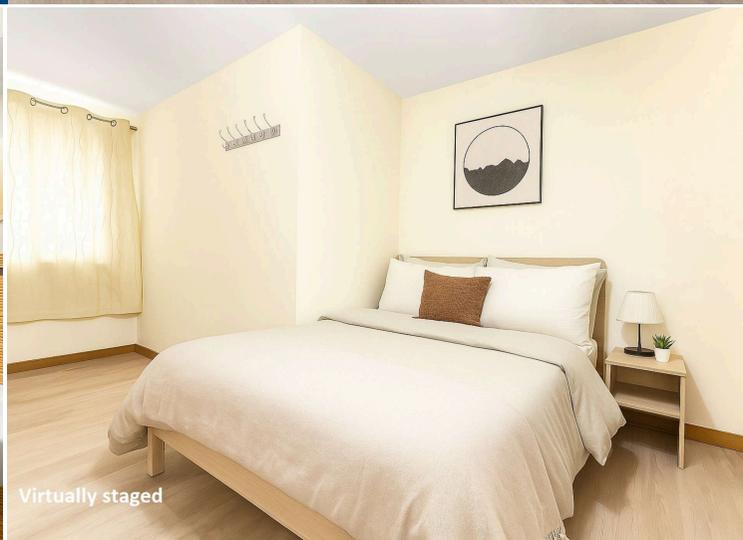
The development is factored by Myreside Management with an approx.. cost of £300/quarter covering buildings insurance and maintenance of communal areas.



Virtually staged



Virtually staged

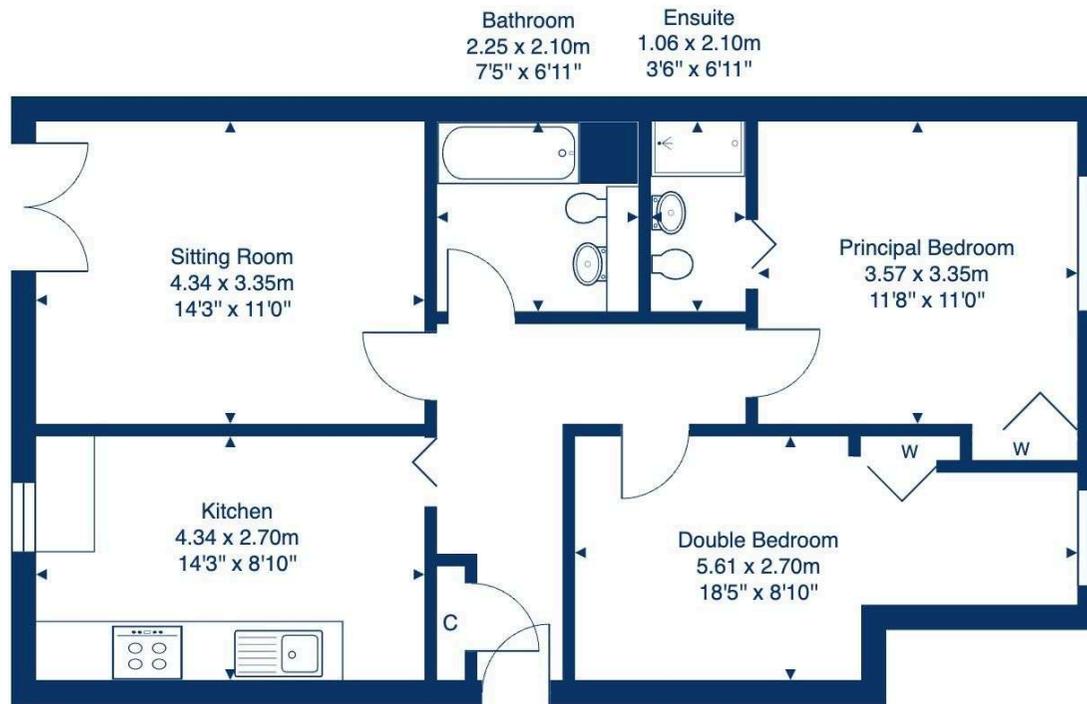


Virtually staged



Virtually staged

1 Flat 2 Telford Grove, Edinburgh, EH4 2UL



Total Area: 70.0 m² ... 753 ft²

All measurements are approximate and for display purposes only.

Location

Craigeith is situated north west of the city centre with excellent local amenities and only a short drive from Edinburgh's West End and Stockbridge. Craigeith Retail Park is within close proximity offering shops including a Sainsbury's, Marks and Spencer and Boots. The Water of Leith Walkway takes you to the cafes and boutiques of Stockbridge, the Gallery of Modern Art and the West End. Ravelston and Murrayfield golf courses, Inverleith Park and the Royal Botanic Gardens are nearby, as is Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Lothian & Borders Police HQ. There are bus routes into the city centre; Haymarket rail station, and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Forth Road Bridge and central motorway network. Excellent schools in both the state and private sectors are easily accessible.

Extras

To include all fitted flooring, carpets, curtains, blinds, light fixtures, oven, hob, washing machine, dishwasher and fridge/freezer in the sale.



VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.