

An aerial photograph of Edinburgh, Scotland, showing a dense residential area with many grey stone buildings. In the background, there are green hills under a clear blue sky. A red vertical line points from a dark blue text box to a specific property in the middle ground.

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17/5
Craightinny Road
Edinburgh
EH7 6LZ





Conveniently positioned within the popular Craigtinny area of the city, the property is within easy reach of many local amenities and transport links. Access is via a secure entry phone system into the well-kept communal stairwell, this spacious third floor flat is presented to the market in move in condition having recently benefitted from upgrading and redecorating.

The accommodation comprises:

- Entrance hallway with storage cupboards
- Dual aspect living room with feature fireplace
- Kitchen fitted with a range of base and wall mounted units. Splash back tiling. Integrated oven, hob and extractor. Space for freestanding appliances
- Three bedrooms. Main with built in wardrobes and space for freestanding furniture
- Family bathroom
- Communal rear garden
- Gas central heating and on street parking



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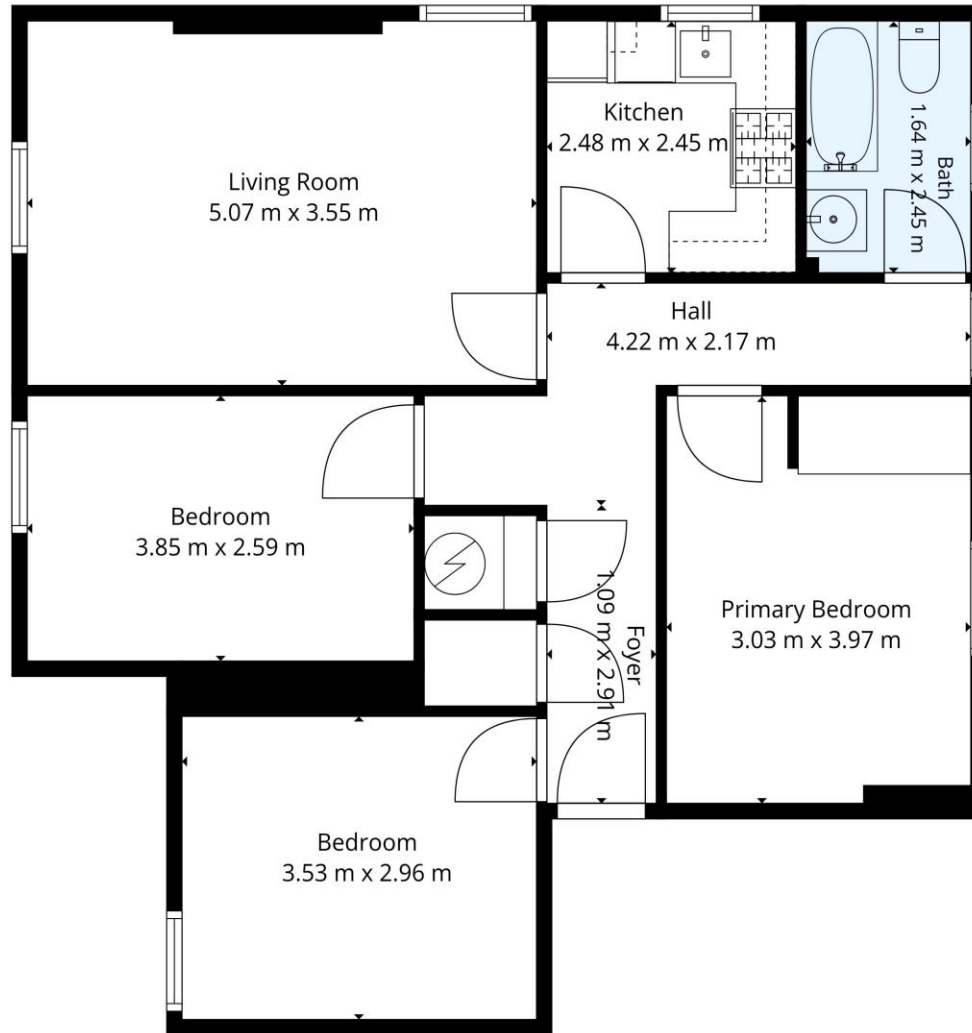
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Craighentenny is a popular area with easy access to the city centre and close to an array of excellent amenities, with bars and restaurants, the Playhouse Theatre and the Omni Centre with cinema, all close by. The property is located within one mile of Portobello with its cafes, restaurants, shops, beach and swimming baths. There is a range of shops, with everything from small specialist shops, to supermarkets such as Tesco, Meadowbank Retail Park also nearby. Edinburgh has a good public transport service operating throughout the city with a great bus network locally and the nearly completed new tram network also accessible from York Place. St Andrew Square bus station and Waverley Train Station.

EPC Band- E

Council Tax Band-C





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* Please contact us for a free consultation or valuation

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