



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/6 Craigleith Road

Craigleith, Edinburgh, EH4 2DL

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Forming part of a well-maintained development in Craigleith, this first-floor flat enjoys a prime position close to excellent amenities, green spaces, and key transport links. The property is within easy reach of Craigleith Retail Park, local shops in Stockbridge, and bus routes, offering swift access to Edinburgh city centre, making it ideal for commuters and city living. Accessed via a secure entry system and shared stairwell, the flat opens into a hall with built-in storage. The bright dual-aspect living/dining room provides a welcoming space, complemented by a fitted kitchen, two double bedrooms with built-in mirrored wardrobes, and a bathroom. Outside, the development benefits from well-kept gardens and private non-allocated parking. With its sought-after location and excellent connectivity, this property offers a superb balance of convenience and comfort.

Extras: All fitted floor coverings, light fittings, and appliances are included in the sale. Please note that no warranties or guarantees shall be provided for any appliances included in the price, as these items are to be left in sold-as-seen condition.

Factor: Managed by Fior Assets and Property, with an approximate monthly charge of £64 that covers maintenance of the communal areas.

- First-floor flat in Craigleith
- Secure phone entry and shared stairwell
- Entrance hall with built-in storage
- Sunny dual-aspect living/dining room
- Kitchen with fitted units
- Southeast-facing main bedroom with built-in mirrored wardrobe
- Versatile second double bedroom with built-in mirrored wardrobe
- 3-piece bathroom with overhead shower
- Well-kept communal garden
- Private non-allocated parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £260,000







“...swift access to
Edinburgh city centre,
making it ideal for
commuters and city living.”







Southeast-facing main bedroom, and a versatile second double bedroom, both with built-in wardrobes





Let us help you find your next
dream property!



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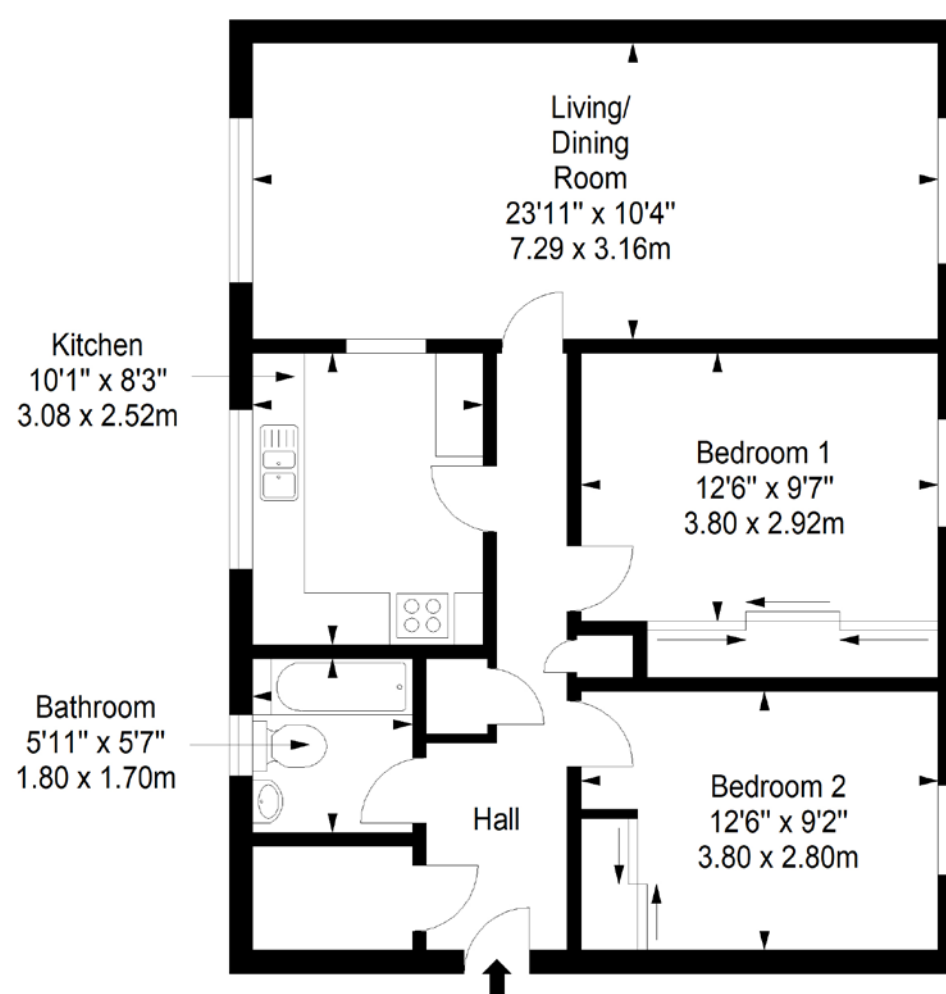
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 sq. feet)