



16/1 Craigentenny Road
Craigentenny, EH7 6LU

deans 
Solicitors & Estate Agents LLP



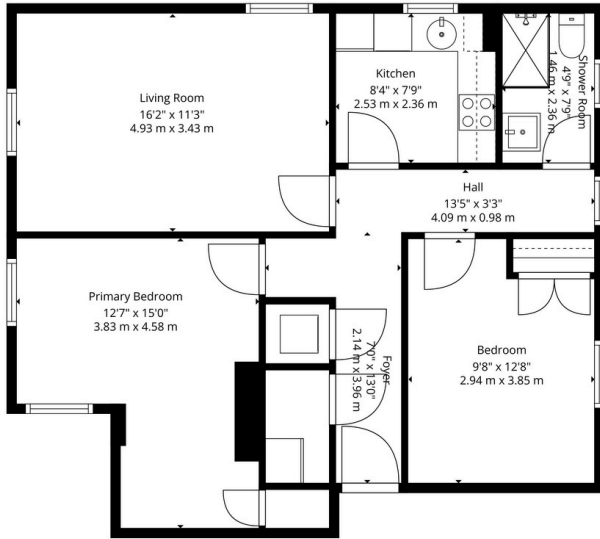
GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Front & Side Garden
- Communal Rear Garden
- Free On-Street Parking
- EPC Rating- C



This light and airy ground floor flat is situated within the residential area of Craigtinny to the east of the City Centre. The property is close to day to day requirements with further specialised shopping available on Easter Road, Meadowbank Shopping Park and Forte Kinnaird which is a short drive away. A regular public transport service passes the doorstep and travels to the City Centre and many surrounding areas. The accommodation would make an ideal first purchase and comprises; welcoming entrance hallway with good storage, bright and well-proportioned sitting room, fitted kitchen, two good sized double bedrooms and modern shower room. The property benefits from communal rear grounds with free on-street parking, as well as a private front and side garden. Further benefits include gas central heating and double glazing. Included in the sale is the oven and hob. All appliances included in the sale are sold as seen with no warranty provided.





Total: 733 sq. Ft, 68 m²
 1st Floor: 733 sq. Ft, 68 m²
 Excluded Areas: Walls: 57 sq. Ft, 5 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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