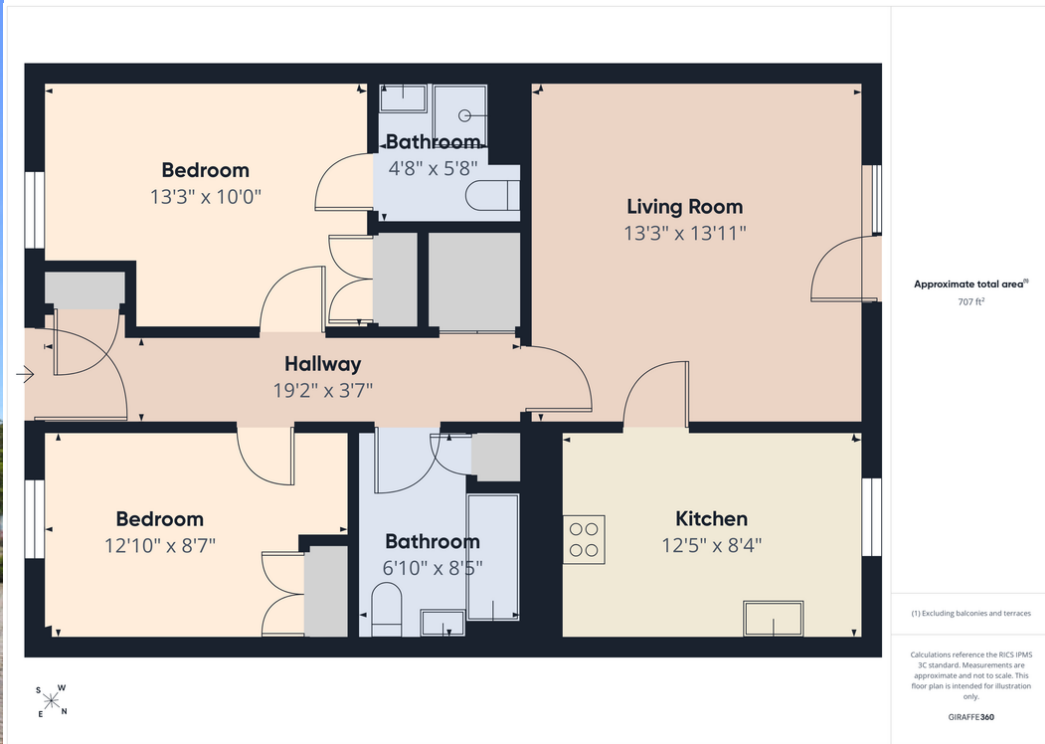




## DESCRIPTION

A fantastic opportunity to acquire a well-presented two-bedroom main door flat, ideally situated within a popular residential area of Edinburgh. Offering comfortable accommodation, excellent local amenities and convenient transport links, this property would make an excellent home for first-time buyers, couples, professionals or investors.

The property provides well-proportioned accommodation throughout, with a welcoming entrance leading into the main living accommodation. The two bedrooms offer flexible space for a variety of needs, while the living area provides a comfortable setting for both relaxing and entertaining.

### Key Features:

- Two-bedroom main door flat offering excellent accommodation for couples, first-time buyers or investors.
- Private main door access, providing a house-like feel and added convenience.
- Bright and comfortable living accommodation suitable for relaxing and entertaining.
- Two well-proportioned bedrooms, offering flexibility for bedrooms, home working or guest accommodation.
- Modern fitted kitchen with useful storage and workspace.
- Contemporary bathroom facilities designed for everyday practicality.
- Gas central heating providing efficient heating throughout the property.
- Double glazing helping to provide warmth, comfort and improved energy efficiency.
- Excellent transport connections, with regular bus services providing access to Edinburgh city centre and surrounding areas.
- Convenient location for major amenities, including Cameron Toll Shopping Centre, Fort Kinnaird, supermarkets, leisure facilities, Edinburgh Royal Infirmary and the University of Edinburgh's King's Buildings campus.



## LOCATION

Garvald Street is situated in the popular EH16 area of Edinburgh, offering convenient access to the city centre and surrounding areas. The property is well placed for local shops, supermarkets, Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, with a good selection of cafés, restaurants and leisure facilities nearby.

Excellent transport links provide easy access to Edinburgh Royal Infirmary, King's Buildings, Edinburgh city centre and the City Bypass. The area also benefits from nearby green spaces, including Holyrood Park, Arthur's Seat and Inch Park, making this an attractive and convenient location for a range of buyers.

