



CLANCYS

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# 3/8 Maidencraig Court,

Edinburgh, EH4 2BQ

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## Description

A lovely third floor flat, forming part of an established small development in the highly regarded Blackhall district of the City, a short journey to the City Centre. There is a good range of local amenities nearby and although requires some upgrading, this property offers great potential and would be an ideal purchase for a first-time buyer or perhaps for letting purposes. The accommodation is in good order has been painted in neutral earthy tones and comprises an entrance hall, living room with balcony, fitted kitchen, two good sized double bedrooms and bathroom. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

## Location

A popular residential area to the northwest of Edinburgh's city centre, Blackhall has excellent local amenities, schooling, and tranquil leafy spaces. Craigeith Retail Park is just a few minutes' walk from the property, it has a good range of shops including a Sainsburys, Lidl & Marks & Spencer. There is a Waitrose, cafés, restaurants and independent retailers in neighbouring Comely Bank and Stockbridge. Further retail amenities including a café, pharmacy, and newsagent, are available in Blackhall and Davidson's Mains. Roseburn Path is minutes away giving easy access to the lovely walks and cycles that lead from there. Ravelston Park and Hillpark Wood are a short distance away, and the Ravelston and Murrayfield Golf Clubs, Blackhall Lawn Tennis Club, PureGym, Westwoods, The Village Health Clubs are all easy to get to on foot or by car/bike. Regular day and night bus (N43) services take you to and from the city centre in under 15 minutes. Edinburgh Airport, Haymarket Train Station, the city bypass, and M8 are all accessible.

NOTE - The block is maintained by Edinburgh Council at an approximate charge of £1,600 per annum. This covers the central heating costs for the flat, maintenance of the communal heating system, lift, communal gardens and parking area and stair.

## Extras

All fitted floor coverings.

## Features

- Entrance hall
- Living room with balcony
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Lift
- Communal garden grounds
- Residents parking
- EPC rating - D
- Council Tax Band - E
- Tenure - Freehold





