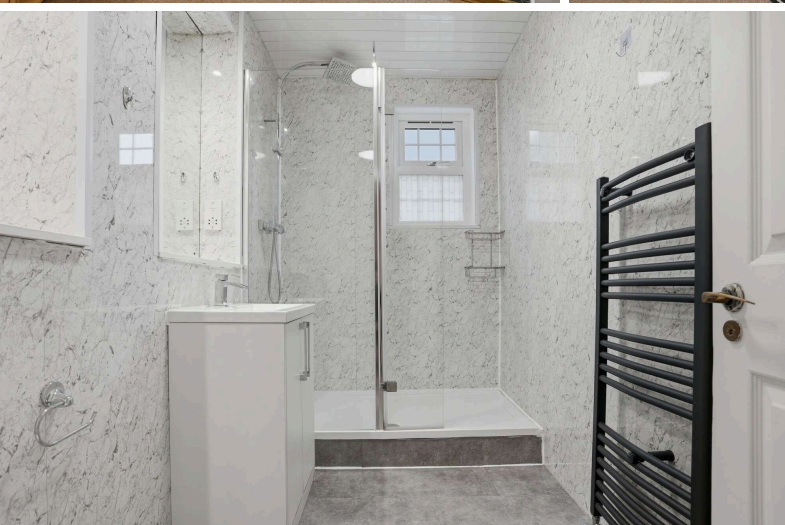




272/1 Craigcrook Road  
Edinburgh, EH4 7TF

- Ideal ground floor apartment
- Garage and parking
- Desirable Blackhall location
- No onward chain
- Neutral décor throughout
- EPC: C
- Council tax band: E





This desirable two-bedroom ground floor apartment forms part of a well-established late 1980s development in the popular Blackhall area, just north-west of the city centre. Offered with no onward chain, the property is presented in neutral décor throughout and provides deceptively spacious accommodation with well-balanced proportions.

The apartment has been thoughtfully maintained and benefits from recent upgrades, including newly replaced windows and a modernised shower room. Its ground floor position ensures convenient, step-free access, making it particularly practical for a wide range of buyers.

The accommodation comprises a welcoming hallway with useful storage cupboards, leading to a bright and airy living room with windows to two aspects. A centrally positioned electric fireplace creates an attractive focal point. An open aspect connects the living space to the dining kitchen, enhancing the sense of flow and creating a more contemporary layout.

The kitchen is fitted with a range of wall and base units and includes a double oven, gas hob, and freestanding appliances such as a washing machine and tumble-drier, along with ample space for a freestanding fridge/freezer.

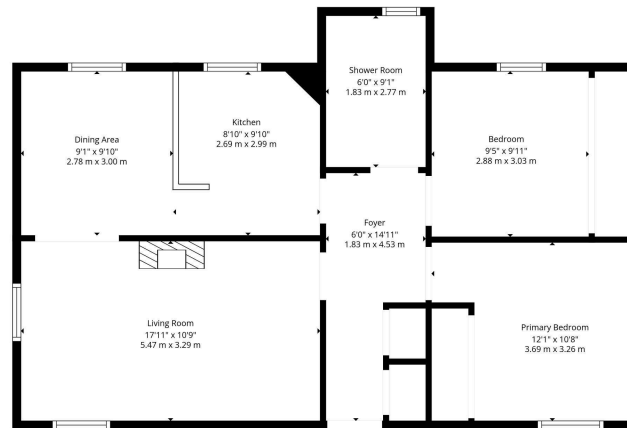
There are two well-proportioned double bedrooms, both with integrated wardrobes, and a stylish family shower room featuring a modern walk-in shower.

Further benefits include gas central heating and double glazing. Externally, the

property enjoys well-maintained communal gardens, along with private parking in front of the garage. The garage itself provides secure storage and is equipped with power and lighting.

#### Location:

Situated in the highly sought after Blackhall district of Edinburgh located on some 15 minutes from the City Centre and close to Davidson's Mains. The local area has a wide variety of excellent amenities which include a variety of useful local shops, a coffee shop, hairdressers, Doctors Surgery, Dentists and a Tesco Superstore. A short drive east takes you to the popular Craigleith Retail Park which has a wider selection of high street retailers including Marks and Spencers and Sainsburys. Galleries, restaurants and shops of Edinburgh's West End are also within easy reach as is the Water of Leith which offers a pleasant walk into the quaint and bustling area of Stockbridge. Education is well-served with Davidson's Mains primary very near-by feeding into Royal High secondary School. Private education is also offered at a variety of schools within a close proximity including Mary Erskine's, St George's, Stewart's Melville, Edinburgh Academy and Fettes College. There are also good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport as well as excellent bus services running to and from the city centre and surrounding area.



Total: 790 sq. Ft. 73 m<sup>2</sup>  
1st Floor: 790 sq. Ft. 73 m<sup>2</sup>  
Excluded Areas: Walls: 62 sq. Ft. 6 m<sup>2</sup>

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

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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