



RALPH SAYER
SOLICITORS & ESTATE AGENTS

34/2 Glenlockhart Road

Craiglockhart, Edinburgh, EH14 1BQ

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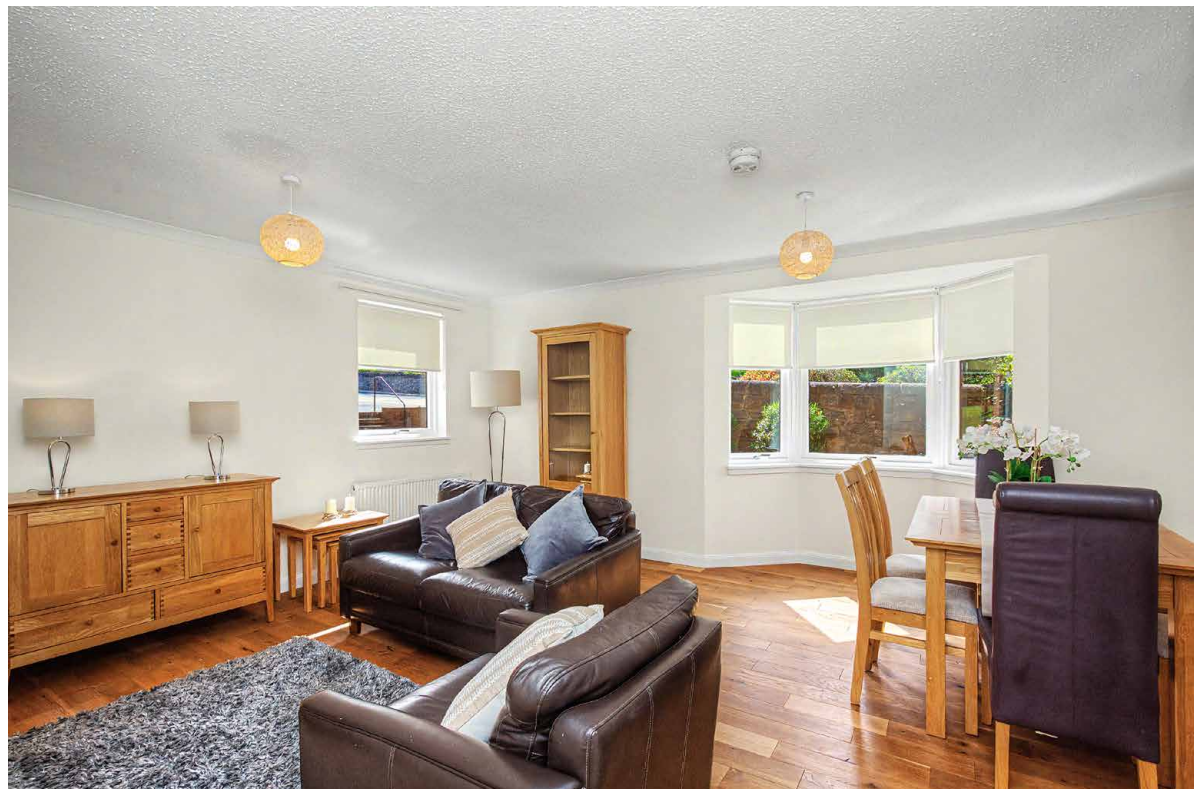
Enjoying a desirable location close to Morningside's excellent shopping and within easy reach of central Edinburgh and the City Bypass, this spacious two-bedroom flat is set on the ground floor of a well-maintained development with attractive shared gardens and allocated parking. The bright, tastefully styled home boasts two double bedrooms with storage, a shower room in the principal suite, a bathroom featuring a rainfall shower-over-bath, and a generous reception room connected to a stylish integrated kitchen, with both spaces enjoying all-day sun.

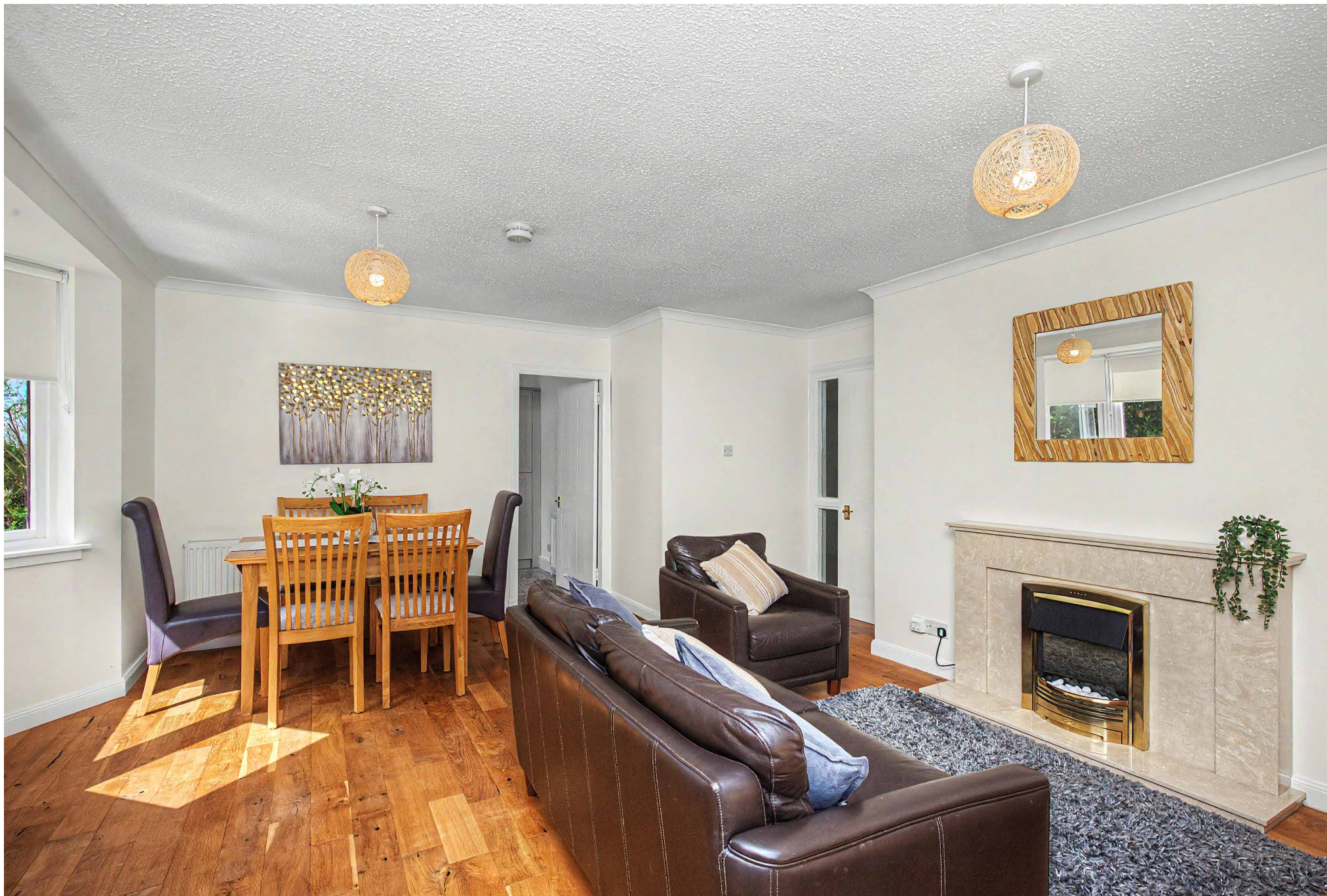
Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Factor: The factor is managed by Charles White at an approximate monthly cost of £100.

Property Summary

- Well-maintained development with a desirable city location
- Spacious ground-floor flat with tasteful contemporary décor
- Communal vestibule and secure entry system
- Welcoming entrance hall with ample storage
- Sun-filled living/dining room with kitchen access
- South-facing integrated kitchen
- Principal suite with storage and shower room
- Second double bedroom with storage
- Bathroom with rainfall shower-over-bath
- Shared access to attractive, maintained gardens
- Convenient allocated parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £275,000



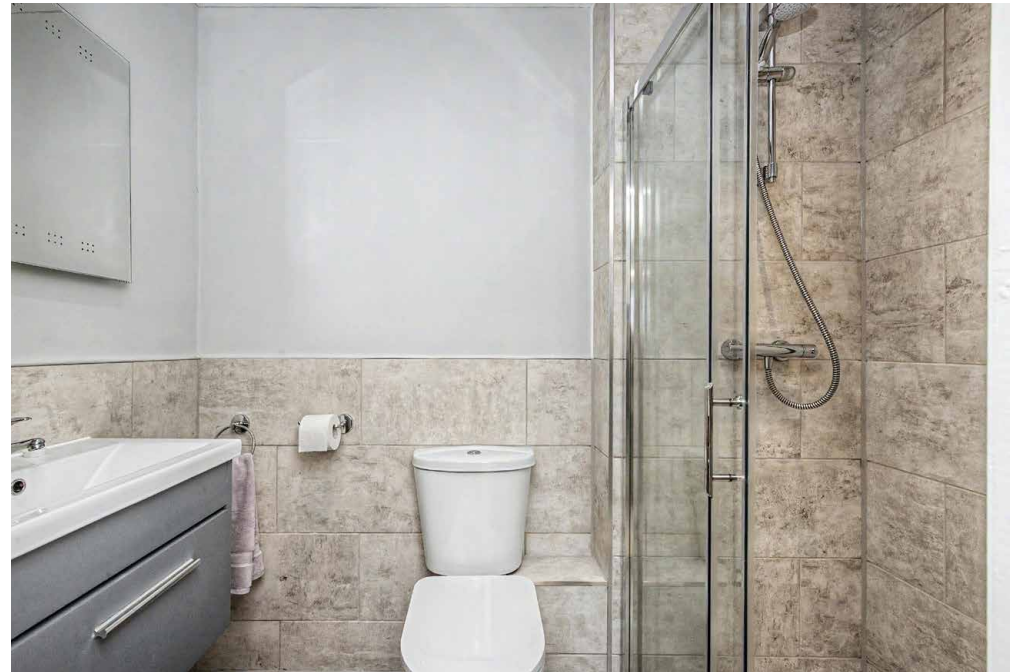


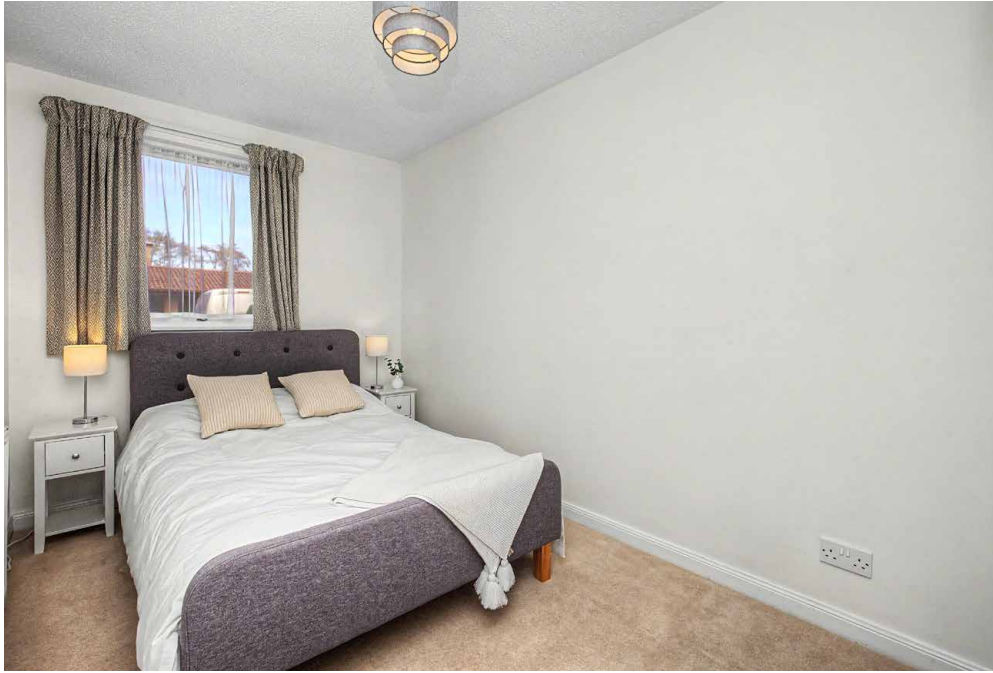




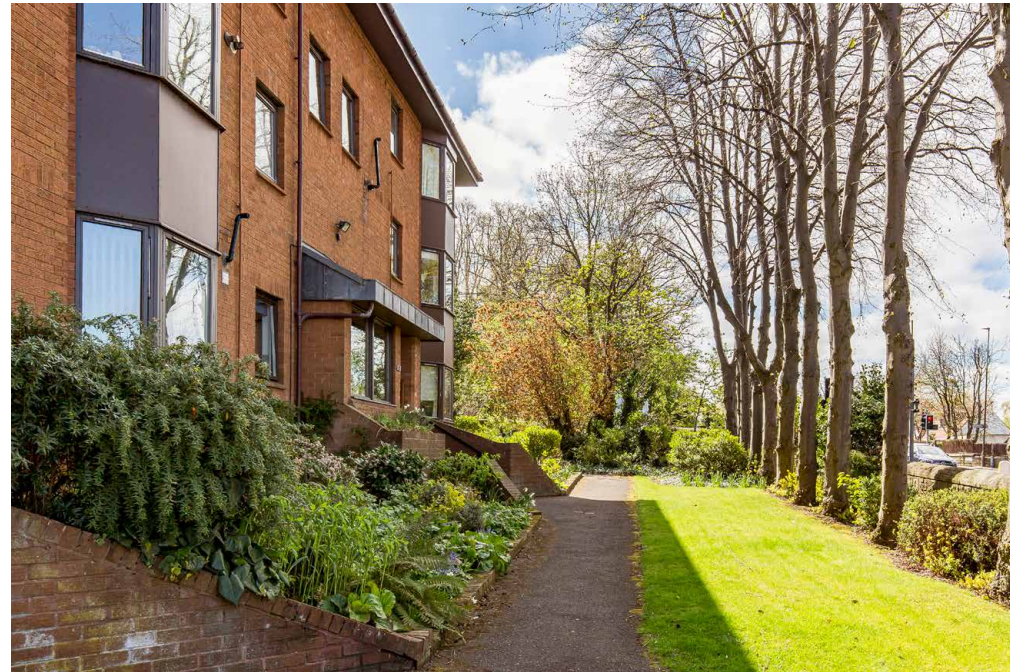


The bright, tastefully styled home boasts two double bedrooms with storage





Shared access to attractive,
maintained gardens and
convenient allocated
parking



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dream property!



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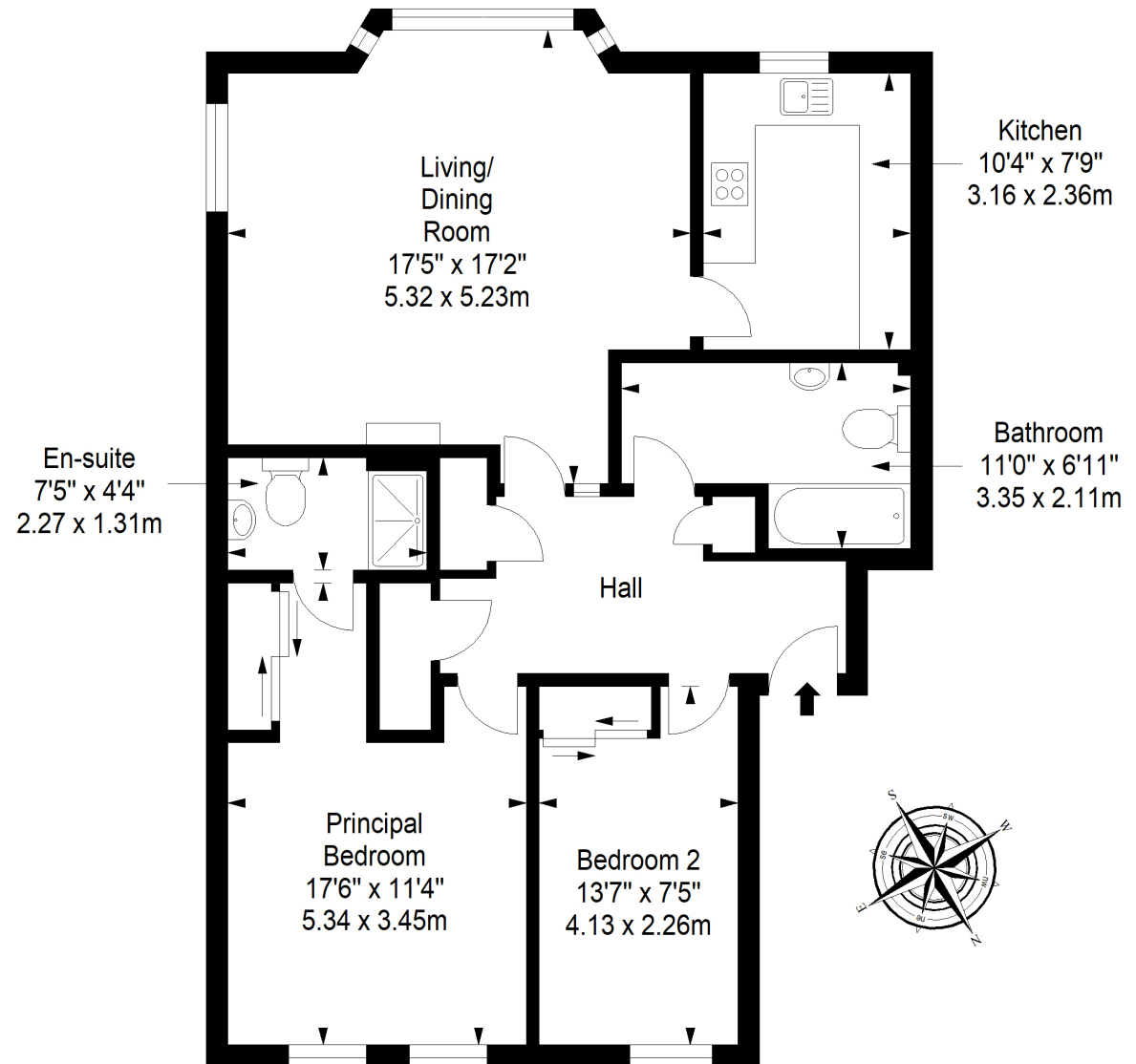
 **CHARTERED FIRM**

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.

Ground Floor
Approx. 80.5 sq. metres (866.5 sq. feet)



Total area: approx. 80.5 sq. metres (866.5 sq. feet)