1/5 Sleigh Gardens

CRAIGENTINNY | EDINBURGH | EH7 6EL

warners
solicitors & estate agents

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Warners are delighted to present this bright and generously proportioned top-floor flat, forming part of a well-maintained block of six similar properties, quietly positioned within a highly sought-after and popular district of the city.

The accommodation is accessed via a shared entrance and stairway and comprises a welcoming entrance hallway, a spacious lounge/dining room, and a fitted kitchen complete with appliances. The property further benefits from a well-proportioned double bedroom with built-in wardrobes and storage cupboards, along with a bathroom featuring a three-piece white suite and shower over the bath.

In addition, the property enjoys attractive open views and offers a range of desirable features including gas central heating, double-glazed windows, and a private garden area to the rear. Residents also have access to a shared drying area and benefit from ample unrestricted on-street parking.

This appealing flat represents an excellent opportunity to acquire a comfortable home in a pleasant and extremely convenient location within the city.

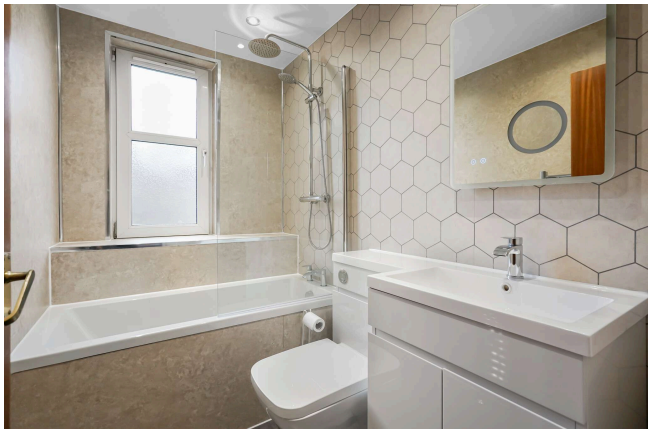
- Bright, spacious top-floor flat in a quiet, sought-after area.
- Generous lounge/dining room and fitted kitchen with appliances.
- Well-proportioned double bedroom with built-in wardrobes.
- Bathroom with three-piece suite and shower over bath.
- Private rear garden, shared drying area, and gas central heating.
- Ample unrestricted on-street parking and attractive city views.

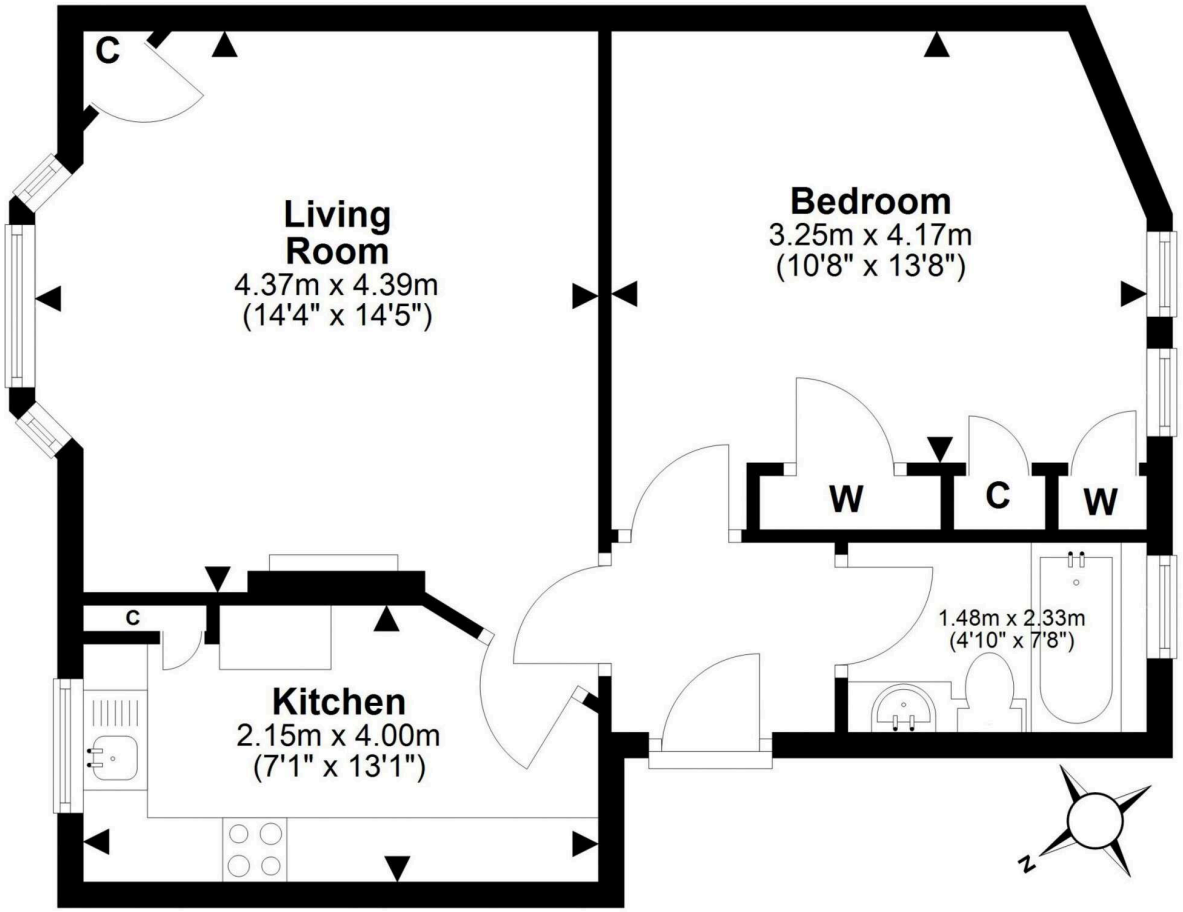
Council Tax Band: A Energy Rating: C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

All light fittings, fixtures and blinds are included in the sale. The washing machine, under-counter fridge/freezer and sofa are also included in the sale.

Craigentinny is a popular residential area of Edinburgh, which lies to the east of the City Centre. Adjoining Portobello offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. Leith and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.