










Offers Over
£215,000

7/3 South Groathill Avenue

Craighleith | Edinburgh | EH4 2LL

A fantastic opportunity has arisen to purchase this impressive ground floor flat forming part of a modern development, situated within the sought-after area of Craighleith. The property is close to excellent commuting links and local amenities, and would undoubtedly appeal to first time buyers, professionals or investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The well-presented accommodation briefly comprises: a secure entry system; entrance vestibule with useful storage leading to a welcoming hallway, a bright and spacious bay-windowed reception room, a fitted kitchen with a range of base and wall-mounted units, complemented by contrasting worktops and splashback, two generously sized double bedrooms, both featuring mirrored fitted wardrobes, and a contemporary bathroom complete with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine.

Gardens & Parking

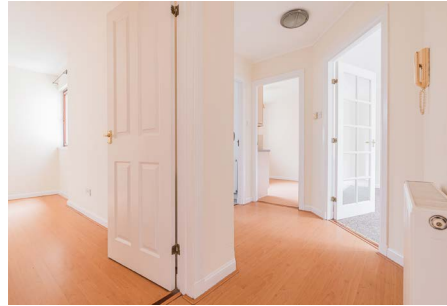
There are well maintained communal grounds within the development as well as an allocated parking space and visitors parking.

Factor

The development is managed by Charles White with a monthly fee of approx. £100. This includes the maintenance of communal grounds and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

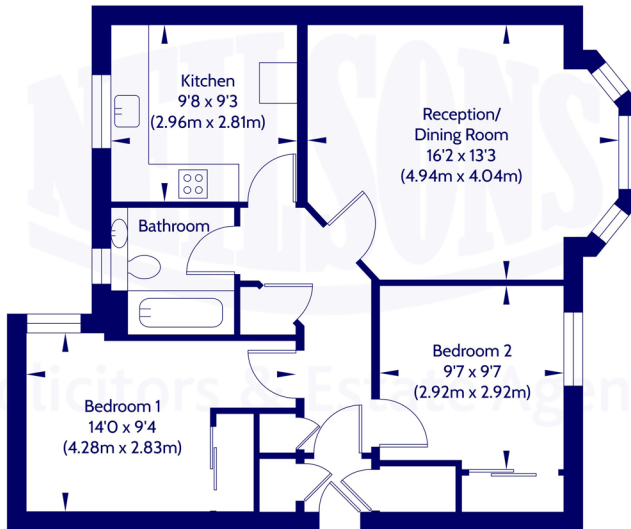
Craighleith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre and is in the catchment area for highly regarded schools from nursery to senior level. For shopping, Craighleith Retail Park is within walking distance, and includes many shops and stores including a Sainsburys supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank which is en-route to the many varied shops, pubs and restaurants of the fashionable Stockbridge area of town, easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks & cycle routes along the Water of Leith and Blackhall Path. For the commuter, the property is well placed for the main roads west and north out of the City, to the Airport, City Bypass and to the motorway network across central Scotland. In addition, excellent local bus services provide swift access to the city centre and surrounding areas.





Approx. Gross Internal Floor Area 61 Sq M / 660 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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