




McEwan Fraser Legal
Solicitors & Estate Agents
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222/1 Craigcrook Road
BLACKHALL, EDINBURGH, EH4 7BA



the location



Many would consider Blackhall to be one of the city's best-respected residential districts. The area boasts a wealth of properties. Many of these properties date back to the turn of the century. As well as the regular local convenience stores, cafes, banking and postal services. Within a short distance away there is the renowned Craigleith Retail Park otherwise known as "the Quarry" which will satisfy most normal daily requirements, but should a more extensive shopping trip be required, it is a simple matter to travel into the city centre which is only a short distance to travel. There are various public transport options.

Throughout the area, there are several restaurants and bars. It is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End. For those who prefer their recreational facilities to be in the open air, there is a variety of fascinating, almost country like walks through unvisited parts of the city using Edinburgh's old railway lines. The area is well served by excellent schooling, from both Blackhall Primary and Royal High School, St George's, Mary Erskine's and Stewarts Melville College, all within proximity. Blackhall is a residential district of considerable appeal which is well served locally and within the reach of all that can be provided by the capital city centre.





the property



McEwan Fraser Legal are delighted to bring this immaculate, spacious two-bedroom ground floor flat to the market. The accommodation includes the entrance hallway, which has two storage cupboards and provides access to all rooms.

The lounge is very well proportioned and has windows to both the side and rear of the property. The kitchen/dining room is accessed via the hallway and also from the lounge. This kitchen is fitted with ample base and wall units with double oven, gas hob, extractor hood, dishwasher, fridge and washer/dryer. There are two spacious double bedrooms. Both bedrooms are fitted with mirrored wardrobes and one with dual aspect windows. To complete the accommodation is the modern bathroom, fitted with a three-piece white suite, with a shower over the bath and a window making for an airy and bright bathroom.

This property has recently laid laminate flooring and a modern gas combi boiler, also recently installed, making for a warm and cost-effective home all year round.

Externally there are well maintained communal gardens, parking and a single garage.





bedrooms & bathroom



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.20m (10'6")
Kitchen/Diner	5.50m (18'1") x 3.00m (9'10")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m²): 78m²
EPC Rating: C

LEISURE FACILITIES

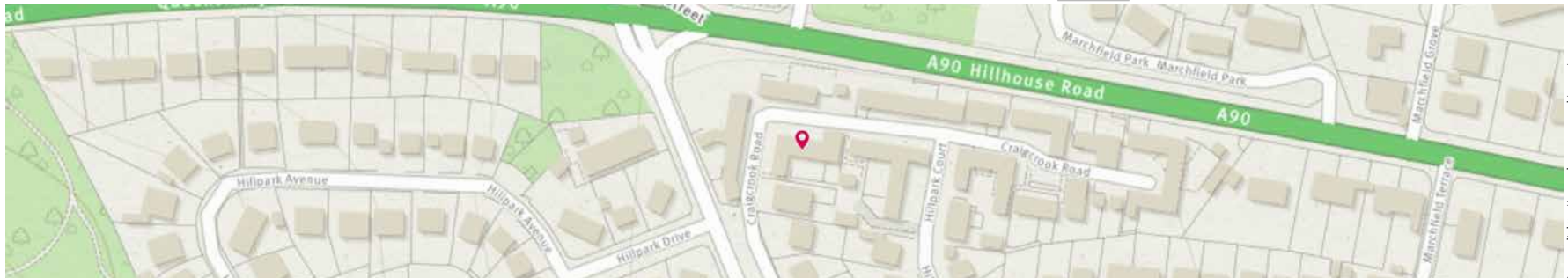
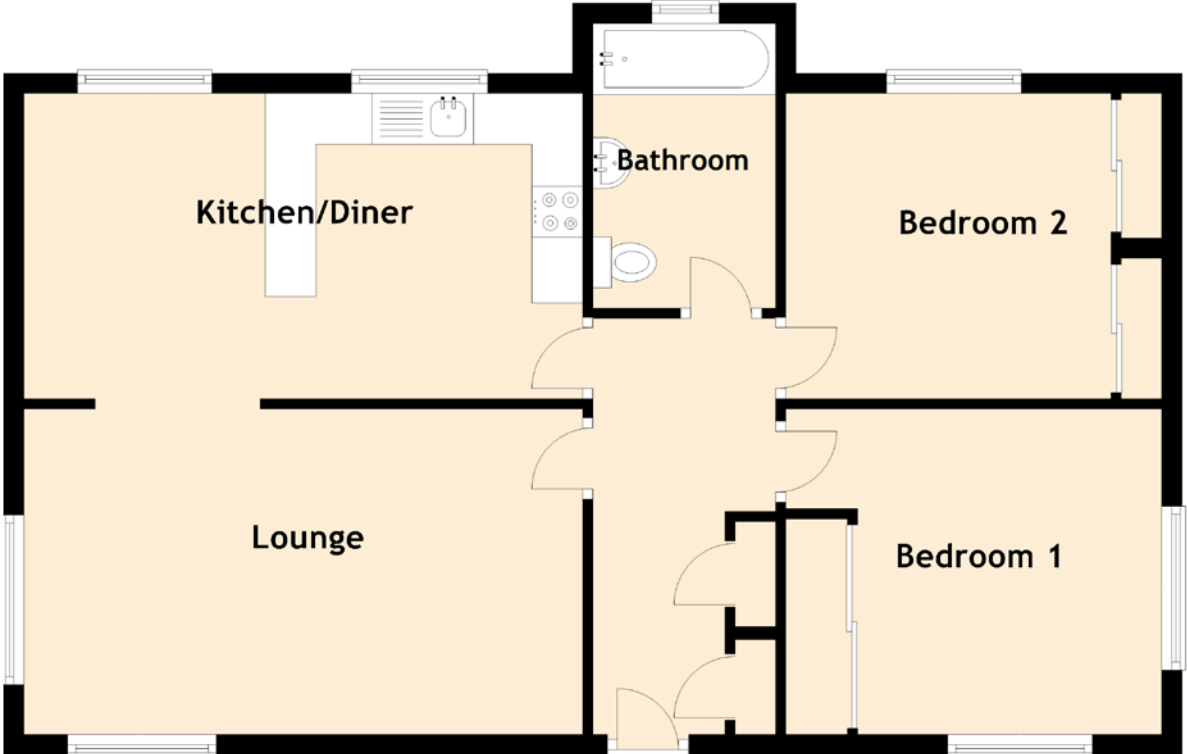
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