




McEwan Fraser Legal

Solicitors & Estate Agents

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13 Bingham Crossway

EDINBURGH, EH15 3JA



THE LOCATION

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The property is situated in the popular residential area of Duddingston which has good local shops and services and is convenient for easy access to the Walmart Asda at the Jewel and also Fort Kinnaird Retail Park which has a multitude of stores. There are primary and secondary schools locally and the Jewel & Esk Valley College is also easily accessible from here.

Regular bus services operate from this area too and from the City Centre and many other parts of the city and some surrounding areas giving easy access to the many cultural, educational and recreational venues. Duddingston is well placed for easy access to the city bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport.





13 BINGHAM CROSSWAY

EDINBURGH, EH15 3JA

An excellent opportunity has arisen to acquire this spacious and tastefully presented two bedroom upper villa located within this popular area which is close to excellent amenities and transport links. The property benefits from double glazing, gas central heating, a private garden to the rear and a driveway to the front.

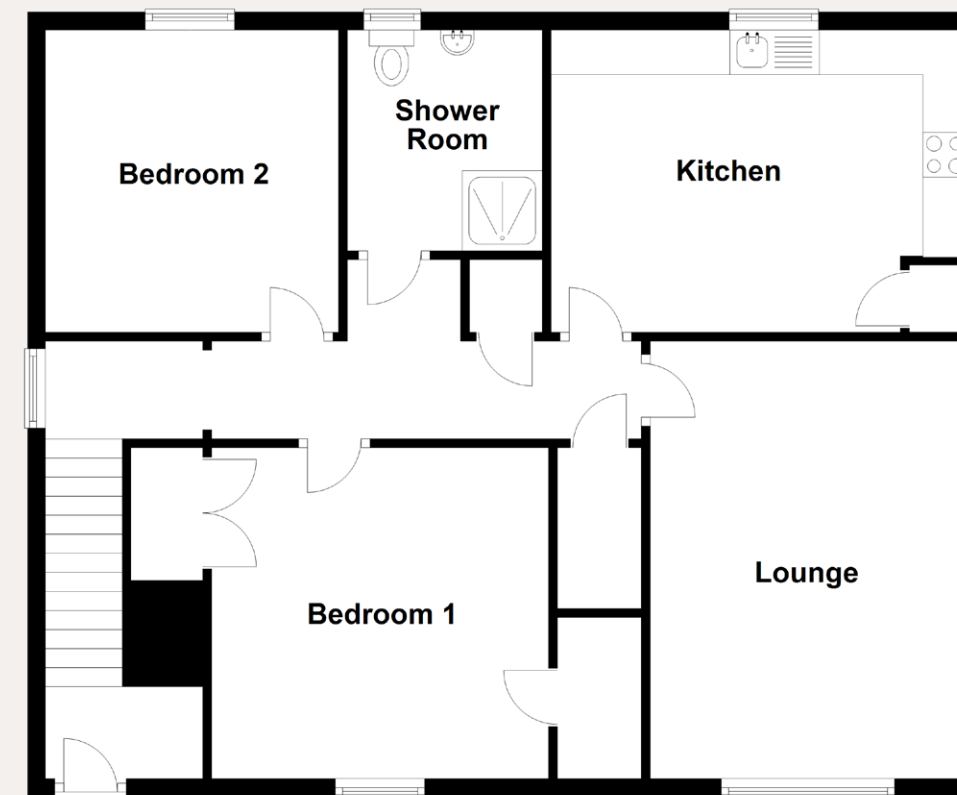
In brief, the accommodation comprises an entrance hall, lounge, fitted dining kitchen, main bedroom with built-in wardrobe and cupboard, second double bedroom and shower room with white three-piece suite and glazed shower cubicle with splash tiling and shower installed. As mentioned there is a driveway to the front offering off-street parking for one vehicle and there is an enclosed garden to the rear.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.89m (16'1") x 3.55m (11'8")
Kitchen	4.66m (15'3") x 3.38m (11'1")
Bedroom 1	3.77m (12'4") x 3.70m (12'2")
Bedroom 2	3.43m (11'3") x 3.28m (10'9")
Shower Room	2.47m (8'1") x 2.18m (7'2")

Gross internal floor area (m²): 87m²

EPC Rating: C

Extras (Included in the sale): To include all fitted floor coverings and freestanding cooker.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>




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