

63 Findlay Gardens

EDINBURGH, EH7 6HQ



*SPACIOUS TWO BEDROOM UPPER
FLAT IN CRAIGENTINNY*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom upper flat. The property has been well maintained however, could benefit from areas of modernisation.

Inside, the property comprises of a spacious living area which is flooded with natural light and would accommodate with ease both living and dining areas. The fully equipped kitchen is accessed from the living room and is generously proportioned with various possibilities for configurations. The kitchen would benefit from upgrading.

The property benefits from two spacious double bedrooms which include storage and options for free-standing furniture arrangements. The flat has a three-piece bathrooms suite which would benefit from upgrading. it is however, bright and spacious.

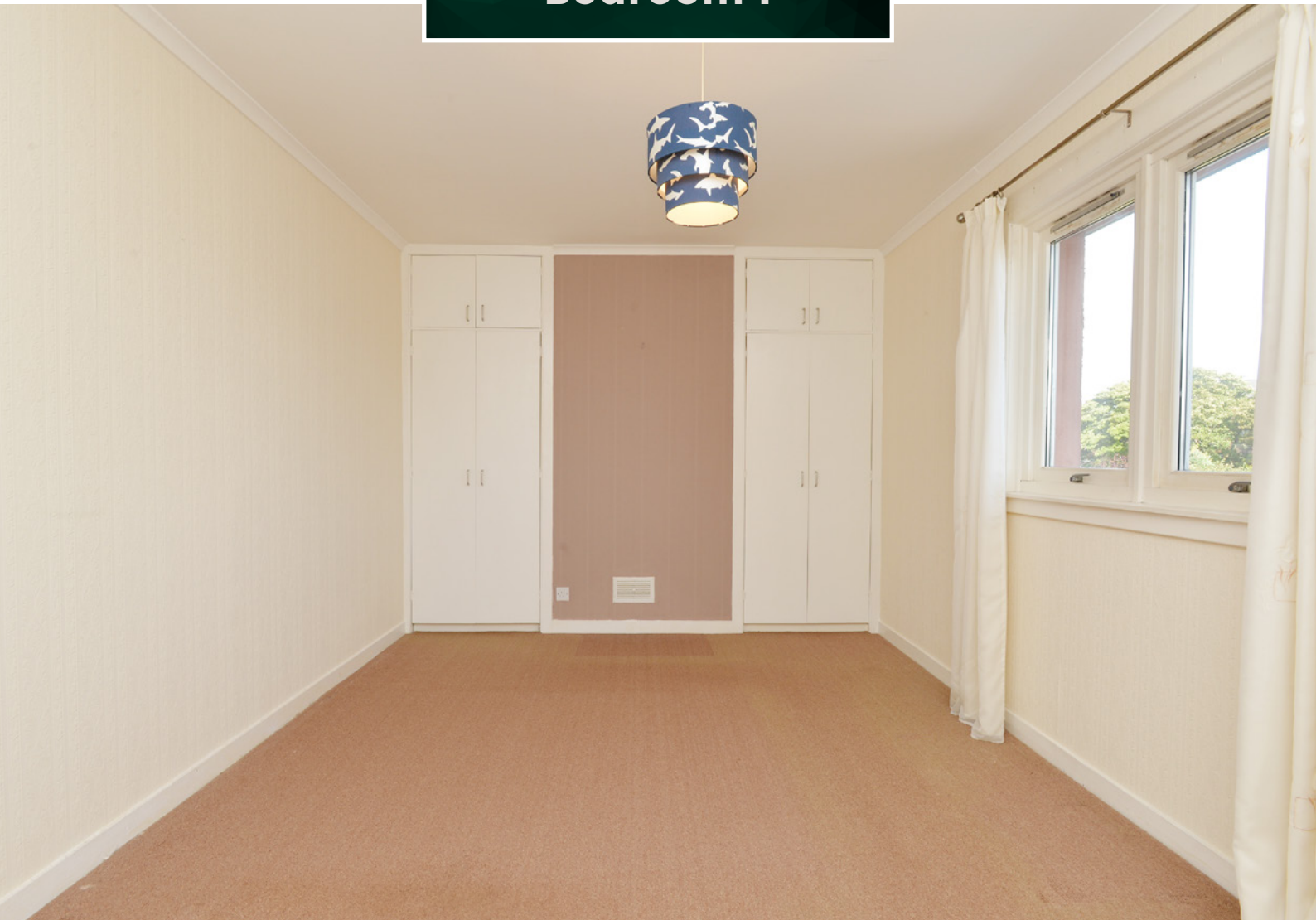
In addition to this, the property includes double glazed windows, gas central heating and free on-street parking.







Bedroom 1

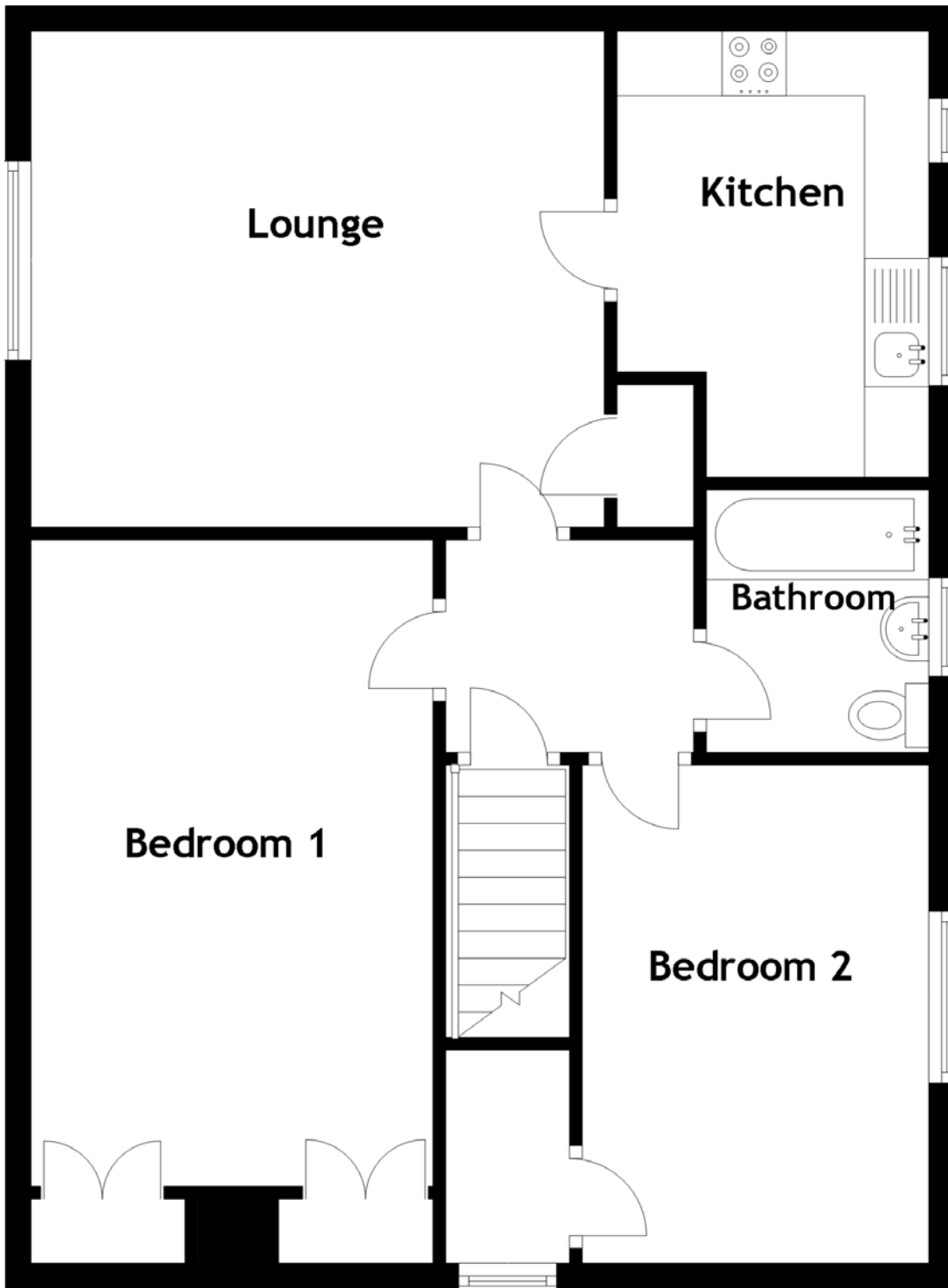




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.46m (14'8") x 3.86m (12'8")	Bathroom	2.04m (6'8") x 1.73m (5'8")
Kitchen	3.47m (11'5") x 2.43m (8')		
Bedroom 1	5.04m (16'6") x 3.13m (10'3")	Gross internal floor area (m ²): 70m ²	
Bedroom 2	3.88m (12'9") x 2.70m (8'10")	EPC Rating: C	





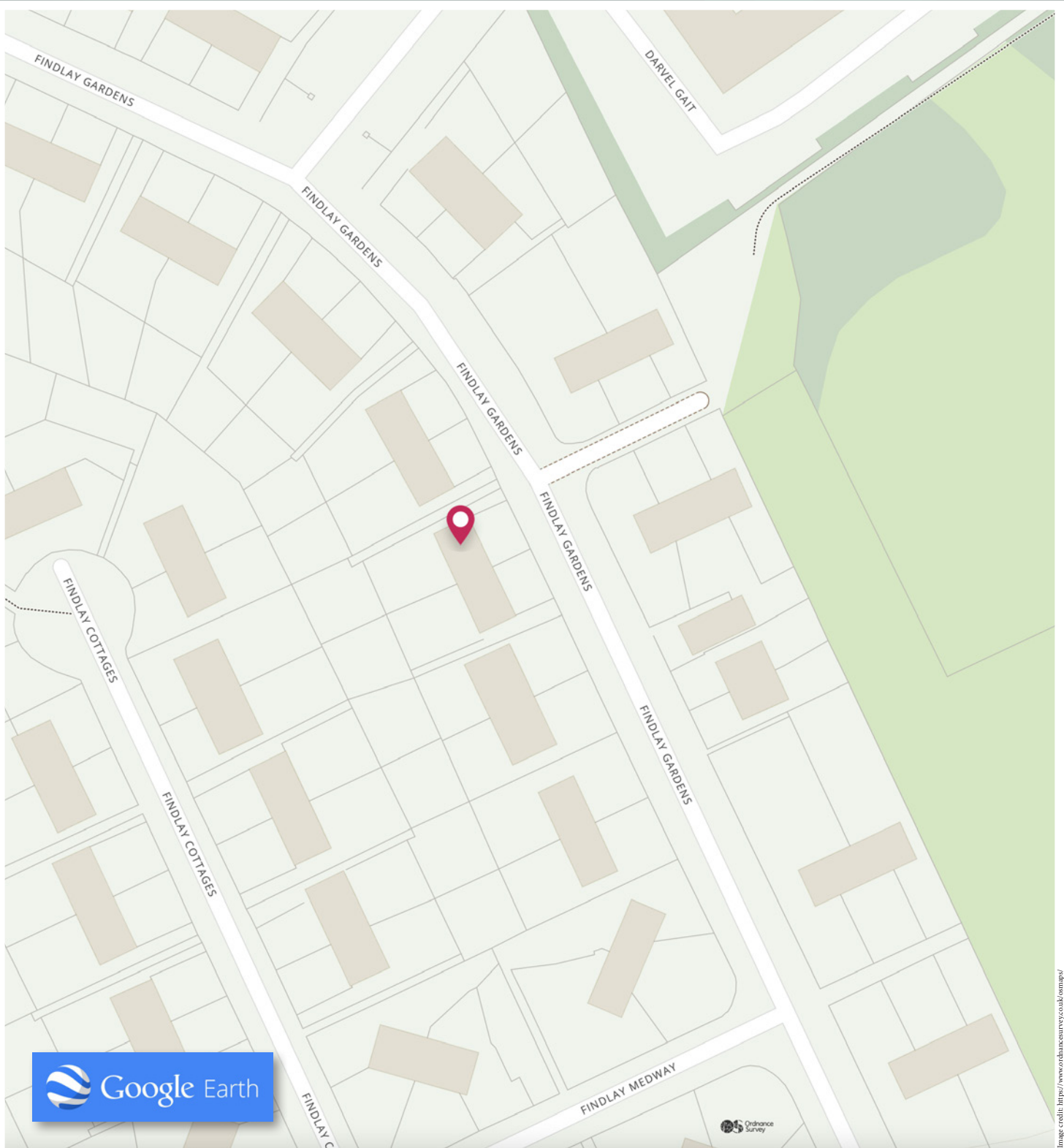
LOCHEND PARK

Craigentinny Grove is situated in a highly sought after and much respected area lying to the east side of the city, close to the expanse of Queens Park and Arthur's Seat, which offers almost country like walks within the very heart of the city. Local shopping can be found within close proximity, with Morrisons and Asda superstores capable of supplying most family's normal monthly requirements. If this should prove inadequate then it is a simple matter to travel into the city centre, or across to Fort Kinnaird Retail Park. There are also both postal and banking services within close proximity to this property.

Frequent bus services run to and from the city centre and the trip generally takes no more than fifteen minutes. Furthermore, the easiest possible access to many parts of the city is by using the city by-pass, in fact, this roads give access to all the major trunk routes. Even the M8 and M9 which lie just beyond Edinburgh airport, can generally be reached in a matter of twenty five minutes.

For those who prefer open air or sporty recreation facilities, they can easily be found at Meadowbank sports stadium, the Royal Commonwealth Pool, Jack Kane Centre as well as many golf courses.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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