

# 6/3 Christian Crescent

EDINBURGH, EH15 3AE



*STYLISH & SPACIOUS TWO-BEDROOM HOME  
WITH MODERN NEW KITCHEN, PRIVATE GARDEN  
SPACE & EXCELLENT STORAGE THROUGHOUT*



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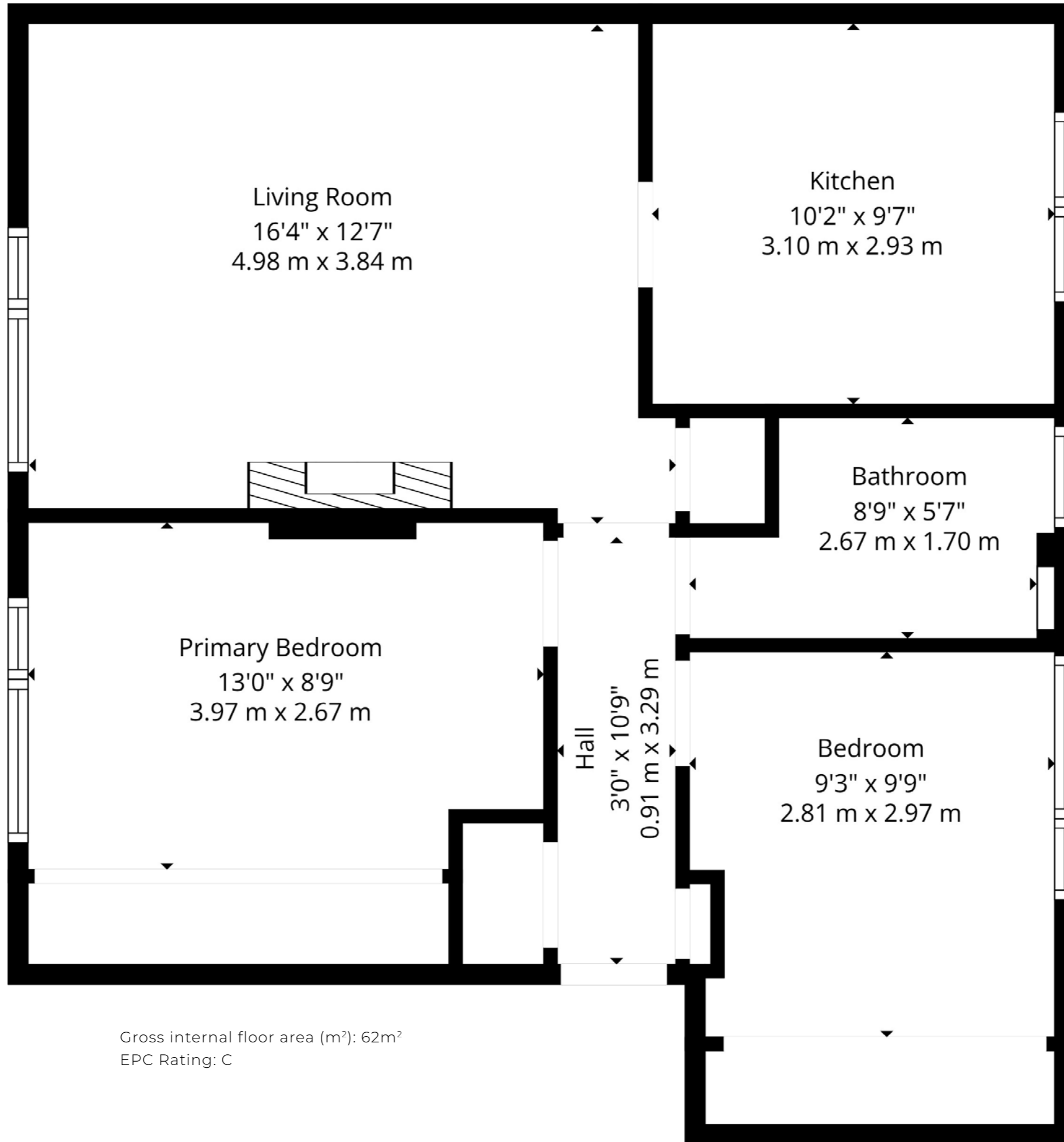
Set within a popular residential pocket of Edinburgh, 6/3 Christian Crescent presents a beautifully presented two-bedroom home offering bright, spacious accommodation with modern interiors and excellent storage throughout. Ideal for first-time buyers, professionals, or investors alike, this attractive property combines contemporary styling with practical living.

The welcoming living room provides a comfortable and versatile space for relaxing and entertaining, while also offering direct access to the newly fitted kitchen. Finished to a high standard, the kitchen boasts a fresh modern design with an abundance of natural light streaming through the window, creating a bright and airy atmosphere.



Both double bedrooms are generously proportioned and benefit from fitted wardrobes, providing excellent storage solutions. The stylish bathroom is fully tiled around all walls and features a heated towel rail alongside a window for natural ventilation and daylight.

Further benefits include double glazing, a combi boiler, useful storage space beneath the stairs, and a notably spacious layout throughout.



Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>  
EPC Rating: C

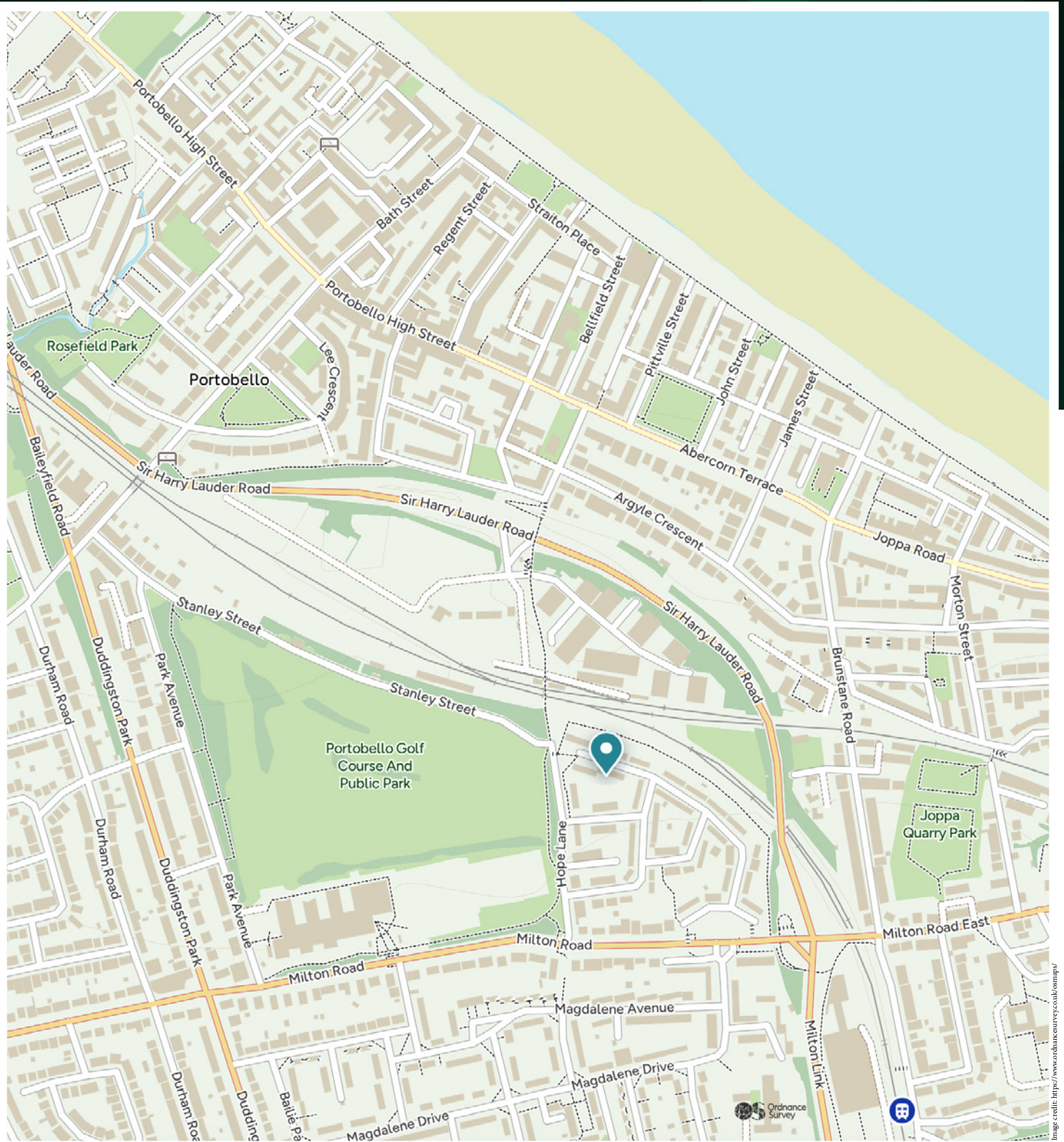


Externally, the property enjoys access to a private allocated garden area, thoughtfully divided within the communal grounds, offering an ideal outdoor space to unwind and enjoy the warmer months.



Christian Crescent is conveniently located within the established residential area of Magdalene in East Edinburgh, offering excellent local amenities and strong transport links nearby. The property is ideally positioned for easy access to Portobello's popular beachfront, promenade, cafés and leisure facilities, while Fort Kinnaird Retail Park is also within close reach, providing a wide range of high street shopping, restaurants and entertainment options.

The area is well served by regular public transport links into Edinburgh City Centre and surrounding areas, with Brunstane Railway Station nearby offering additional commuter convenience. Excellent road connections via the A1 and City Bypass make travelling further afield straightforward. A selection of local schools, supermarkets and green spaces are all easily accessible, making this a practical and well-connected location for a variety of buyers.



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