

2/11 Maidencraig Court

EDINBURGH, EH4 2BQ



*WELL-PRESENTED TWO-BEDROOM FLAT
OFFERING LIFT ACCESS, PRIVATE BALCONY AND
FAR-REACHING VIEWS*



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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom fifth-floor flat, set within a well-maintained seven-storey building in the popular residential area of Maidencraig Court, Edinburgh. Benefiting from a secure entry system, lift access and attractive communal grounds, the property offers comfortable accommodation with far-reaching views across the surrounding area.

The welcoming entrance hallway is finished in neutral décor with grey carpet flooring and provides access to all rooms within the property. The generously proportioned living room is flooded with natural light and enjoys direct access to a private balcony via glazed patio doors. The balcony overlooks the well-kept communal green spaces and offers pleasant open views, creating an ideal space to relax and unwind.

The Property



The fitted kitchen is well equipped with an integrated oven and cooker hood, complemented by wood-effect cabinetry, white tiled splashbacks and light wood-effect flooring. The room benefits from excellent natural light, two built-in storage cupboards and provides access to a private drying area and a convenient refuse chute facility.





There are two well-proportioned double bedrooms, both presented in neutral tones with carpet flooring and ample natural light. One of the bedrooms further benefits from built-in wardrobes, providing excellent storage space.





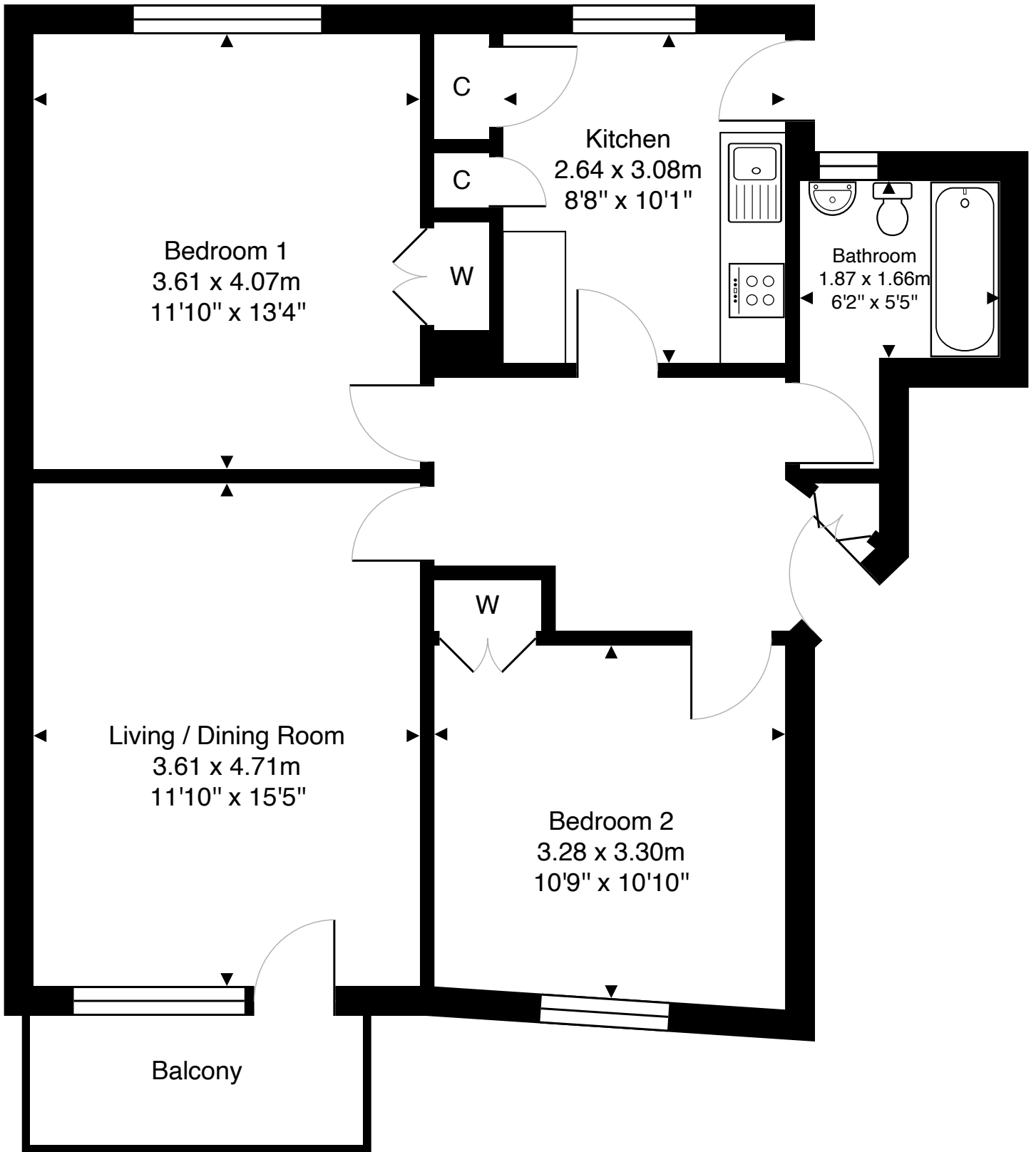
Bedroom 2





The family bathroom is finished in a neutral colour palette with white tiling and comprises a three-piece suite.





Gross internal floor area (m²): 68m²

EPC Rating: C

Externally, the property is surrounded by extensive communal landscaped grounds, with generous areas of lawn to the rear providing ample outdoor space and drying facilities for residents.

This appealing apartment presents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-located home within easy reach of Edinburgh's excellent amenities and transport links.



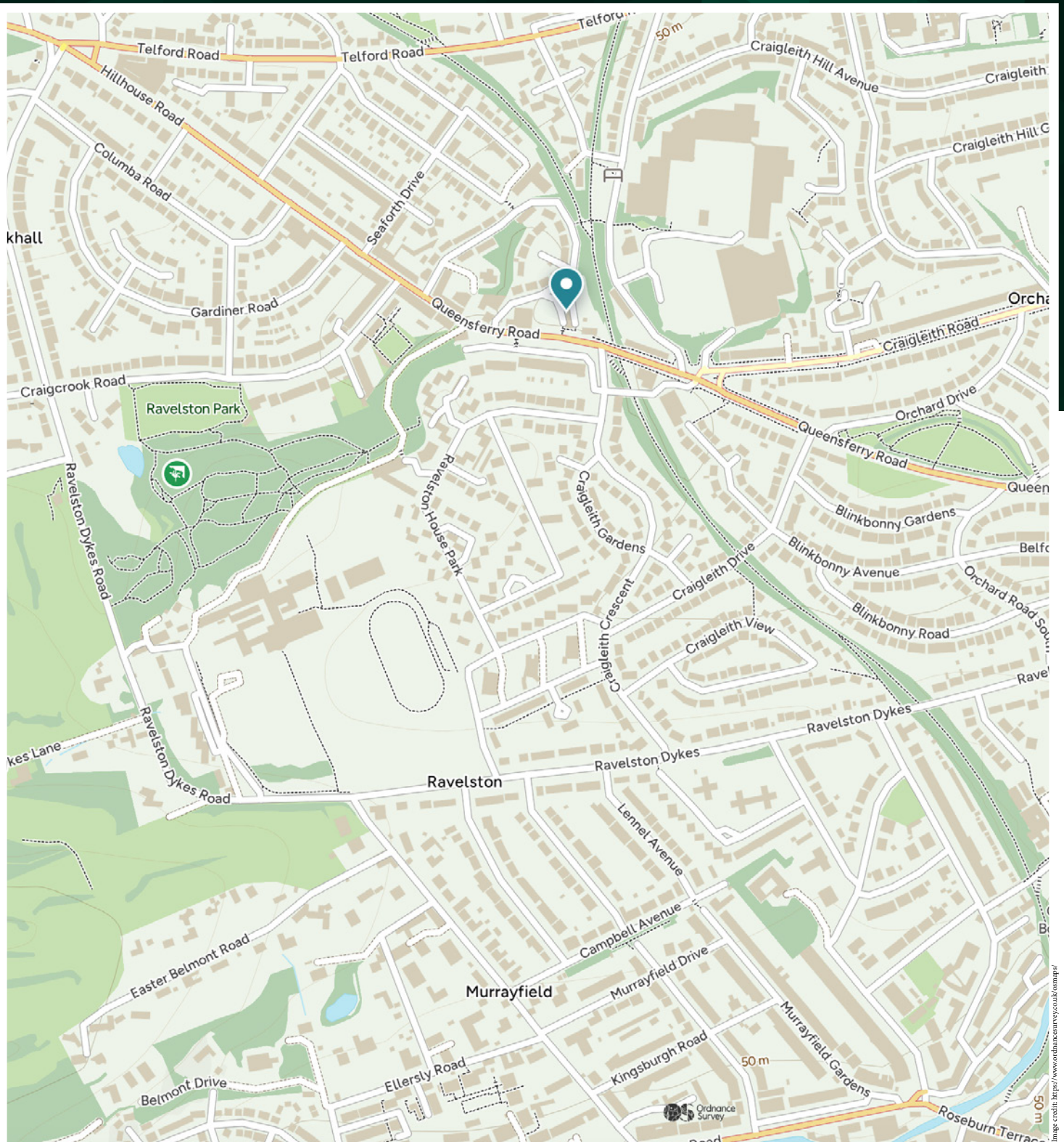


Maidencraig Court is situated in the popular residential area of Blackhall, to the west of Edinburgh city centre. The property enjoys an excellent location with a wide range of local amenities nearby, including supermarkets, cafés, restaurants and leisure facilities. More extensive shopping can be found at nearby Craighleith Retail Park, which hosts a variety of high-street retailers.

The area is well served by regular bus services, providing quick and easy access to Edinburgh city centre and surrounding districts. For commuters, the City Bypass, Queensferry Crossing and Edinburgh Airport are all easily accessible.

Residents can also enjoy an abundance of green space and recreational opportunities, with Corstorphine Hill, Cramond Shore and the picturesque Water of Leith Walkway all within easy reach.

The property falls within the catchment area for well-regarded local schools, making it an attractive location for a variety of buyers.



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THE SUNDAY TIMES
THE TIMES



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