



EXCELLENT TWO BEDROOM GROUND FLOOR FLAT IN A PROMINENT POSITION



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An excellent opportunity has arisen to acquire this highly desirable two bedroom ground floor apartment, making for an ideal buy-to-let opportunity, while being well located within the popular Telford road area of Edinburgh.

Internally this accommodation is in good decorative order, while briefly consisting of; an entrance hallway with a large storage cupboard, a bright and spacious lounge/diner with a large window flooding the room with natural light, partially tiled kitchen/diner which benefits from a 4 gas hob/oven, extractor hood, washing machine, fridge/freezer and breakfast bar. There is a master bedroom with double built-in wardrobes, a further double bedroom with built-in wardrobes and a three-piece, partially tiled bathroom with shower over bath.

This property also benefits from; main door entry, gas central heating, double glazed windows and private garden grounds to the front and rear of the property. Viewing is highly recommended.



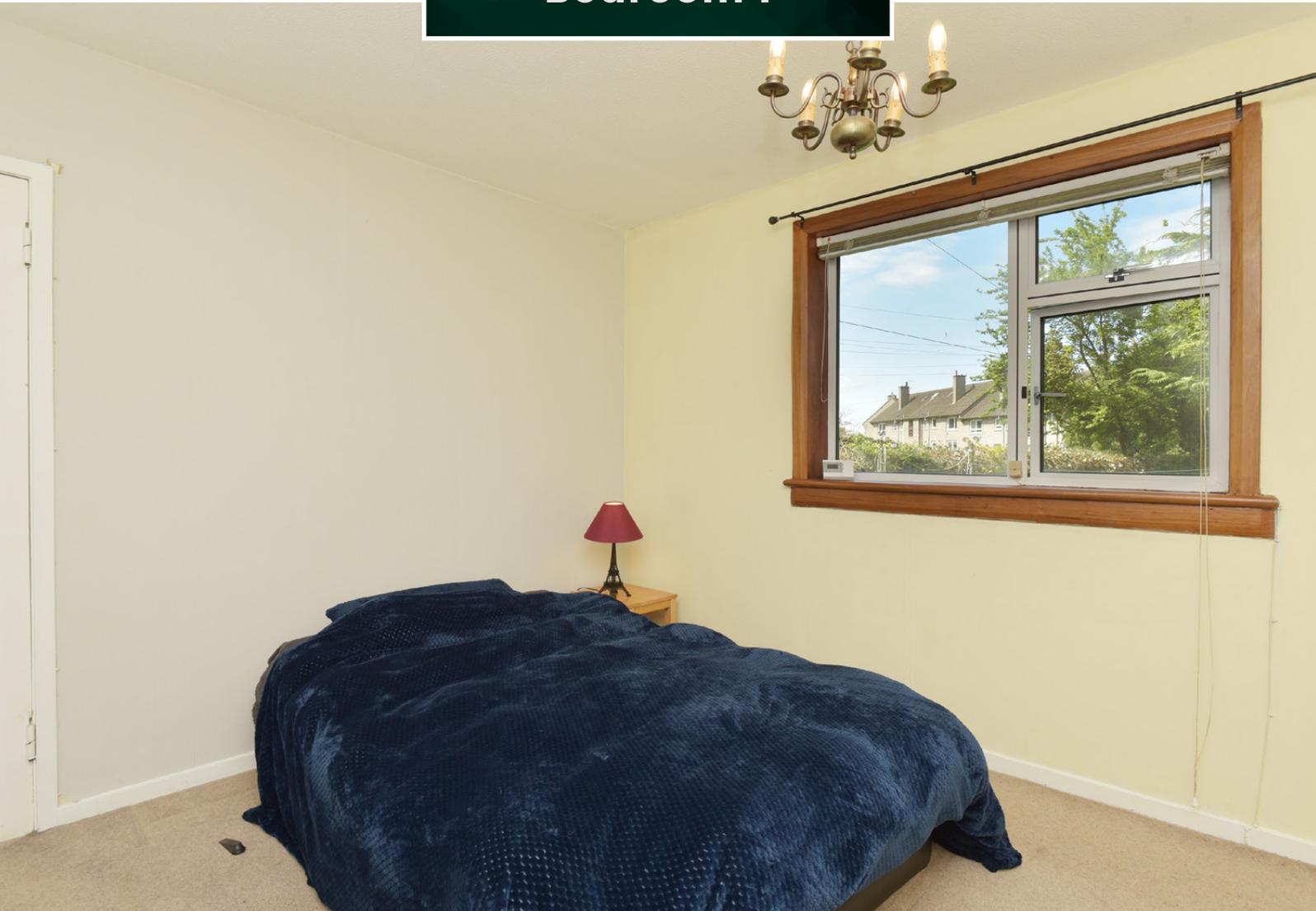


The Kitchen





Bedroom 1

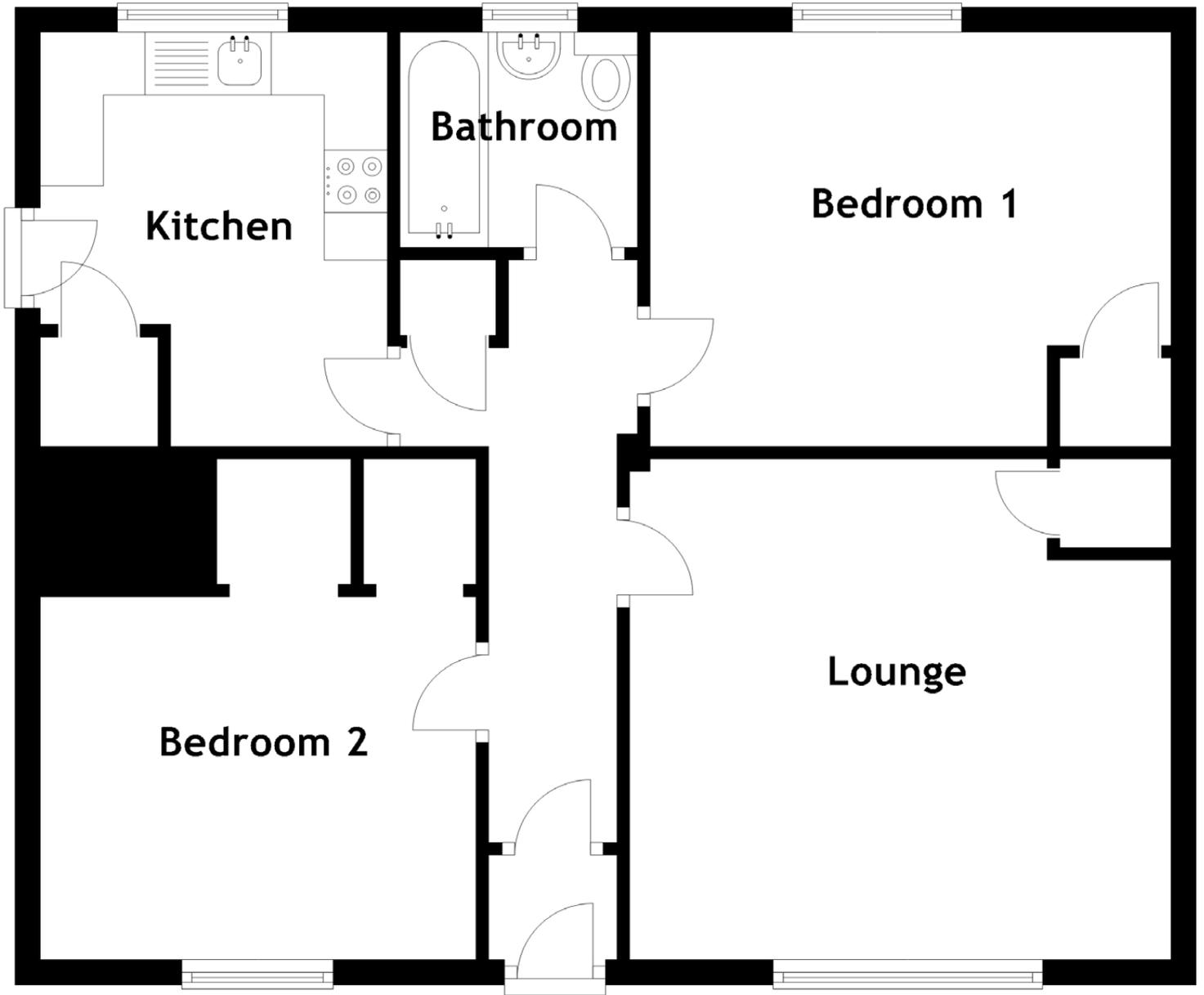




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.29m (14'1") x 4.00m (13'1")	Bathroom	1.88m (6'2") x 1.72m (5'8")
Kitchen	3.30m (10'10") x 2.75m (9')		
Bedroom 1	4.13m (13'6") x 3.30m (10'10")	Gross internal floor area (m ²): 67m ²	
Bedroom 2	3.45m (11'4") x 2.90m (9'6")	EPC Rating: C	



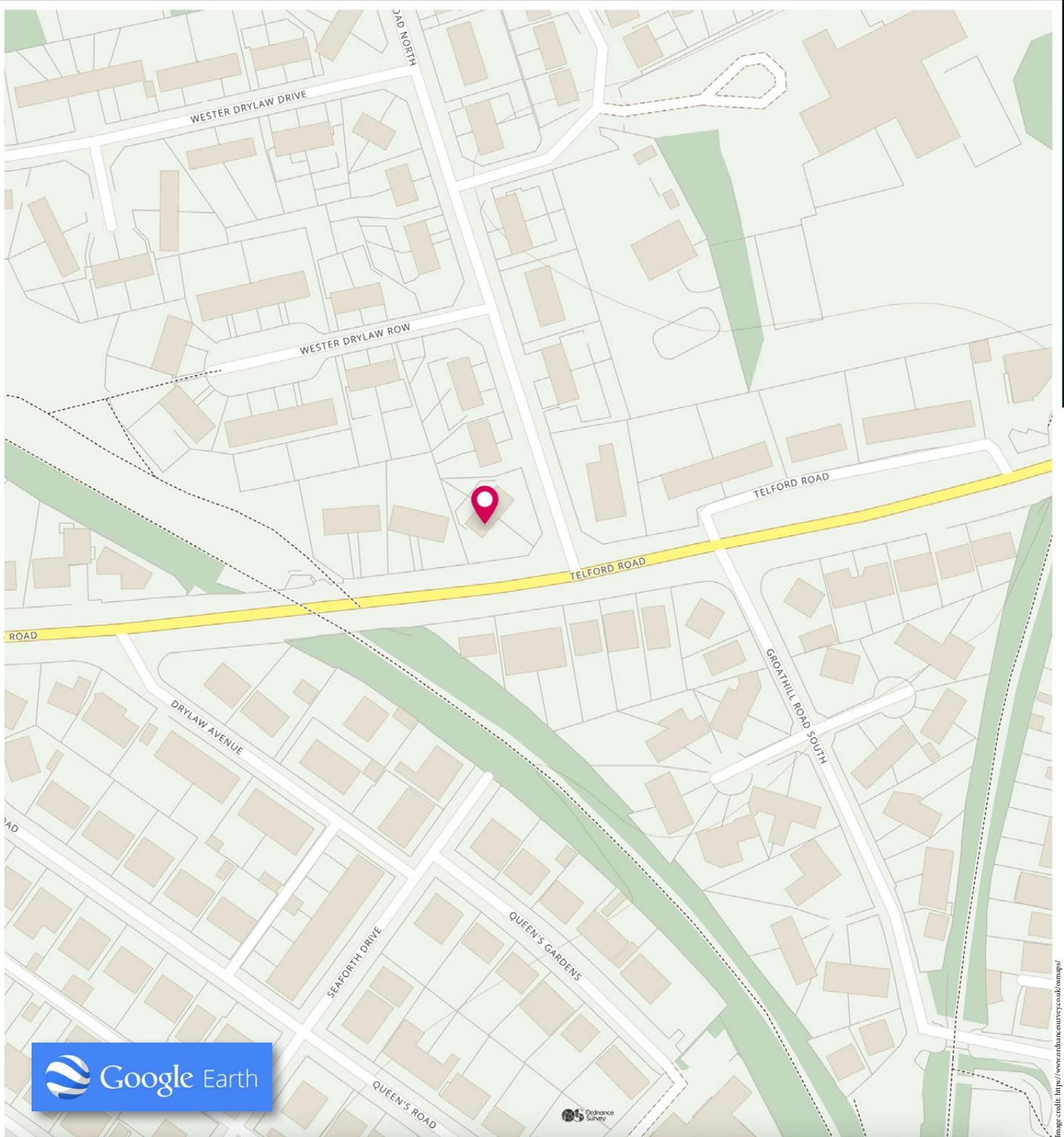




Many would consider Blackhall to be one of the city's best respected residential districts. The area boasts a wealth of properties many of which date back to the turn of the century.

Within a short distance away there is the Craighleith Park Retail Park which will satisfy most normal daily requirements but should a more extensive shopping trip be envisaged, it is a simple matter to travel into the city centre itself. Using one of the many and frequent bus services that pass through Blackhall.

For those who prefer their recreational facilities to be in the open air there are 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, with Blackhall primary just round the corner and Royal High School, St George's, Mary Erskine's and Stuarts Melville all within close proximity All things considered Blackhall is a residential district of considerable appeal which is well served locally and within the easiest possible reach of all that can be provided by the city centre.



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