

# Flat 6, 9 Greendykes Road

EDINBURGH, EH16 4GS



*Stunning two-bedroom flat nestled on the  
coveted Greendykes Road in Edinburgh*



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Introducing this stunning two-bedroom flat nestled on the coveted Greendykes Road in Edinburgh. Situated within a meticulously maintained building, this property offers a blend of modern convenience and comfortable living.

# THE KITCHEN/LIVING ROOM



Upon entering, you are greeted by a spacious hallway boasting ample storage solutions, ideal for keeping your belongings neatly organized. The hallway seamlessly flows into the open-plan kitchen/living room, creating a welcoming and sociable atmosphere.





The contemporary kitchen is equipped with a range of appliances including a fridge/freezer, electric hob, and integrated oven, complemented by generous counter space for culinary endeavours. With room for a dining table, a full living room suite, and a fitted media display unit, this space effortlessly accommodates both daily living and entertaining needs.





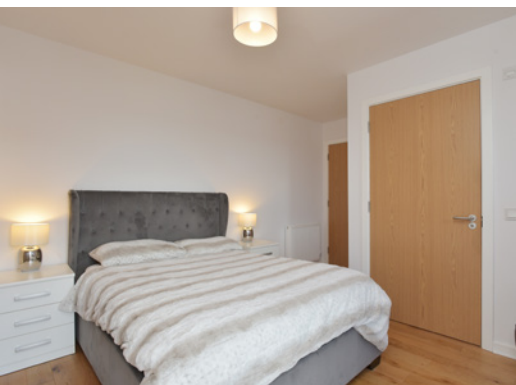
Adjacent to the living area lies the primary bedroom, offering a serene retreat complete with an integrated wardrobe and a convenient three-piece en suite bathroom. Across the hall, the second double bedroom provides additional comfort and flexibility for residents or guests. Completing the accommodation is a modern three-piece family bathroom, ensuring convenience and functionality for all occupants.

## THE BATHROOM

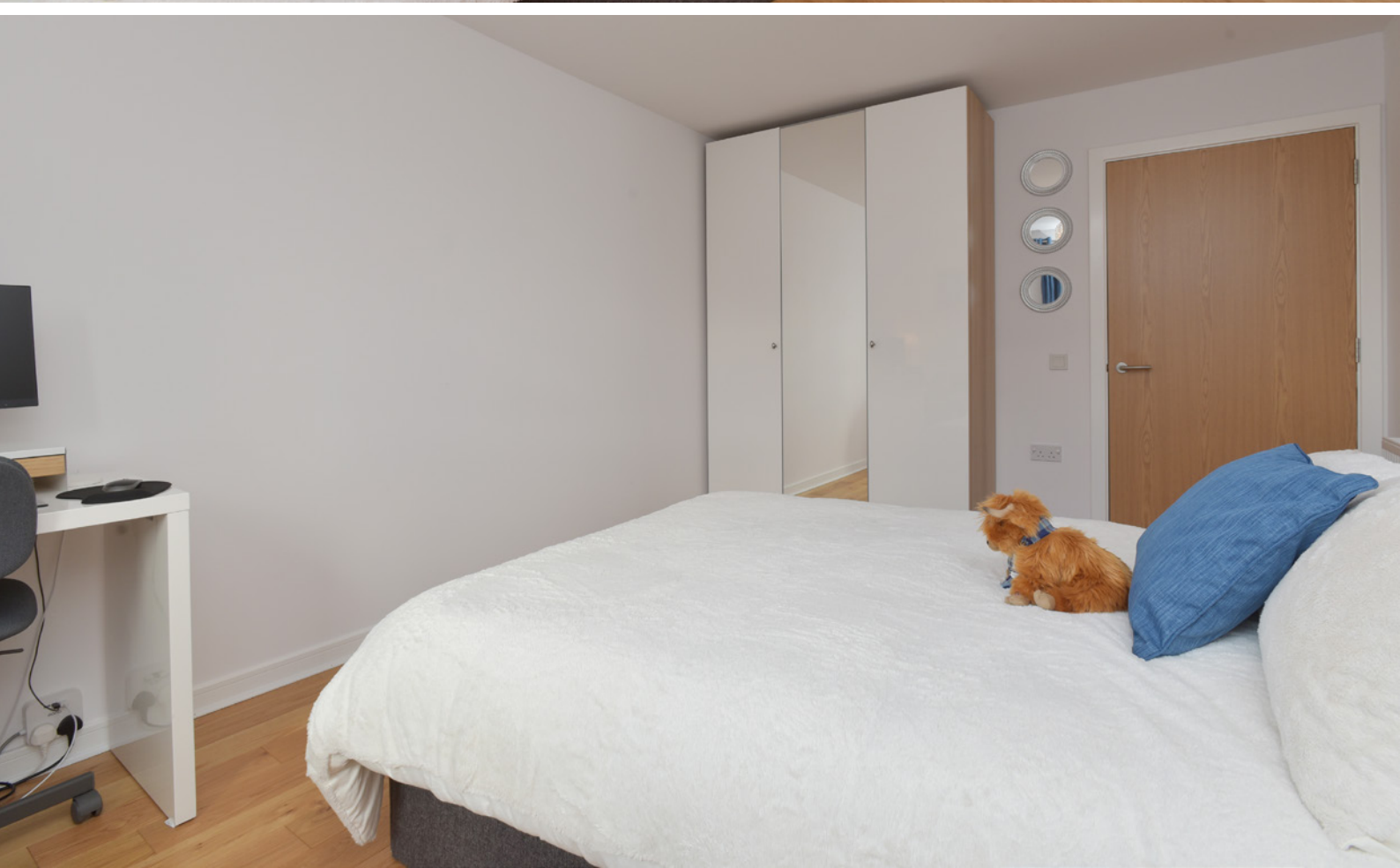




# BEDROOM 1



# BEDROOM 2





Outside, residents can enjoy well-maintained grounds and communal spaces, perfect for leisurely strolls or gatherings with neighbours. Street parking adds to the convenience of city living.

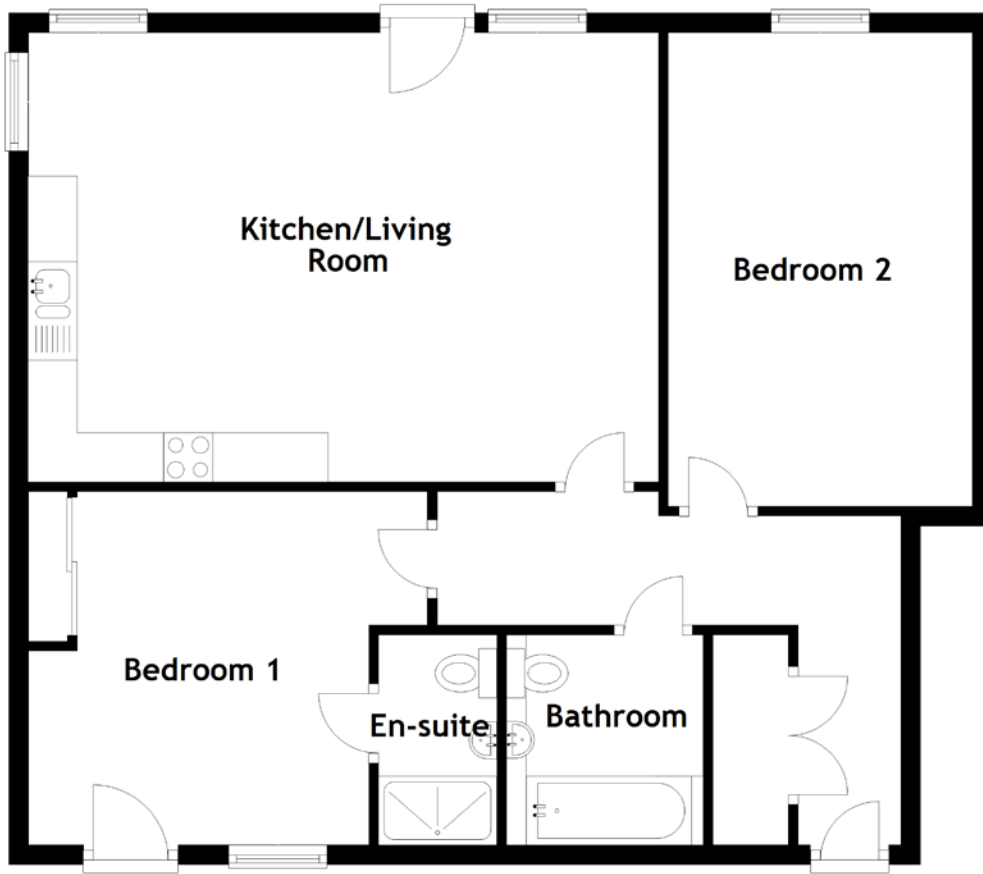
In summary, this property on Greendykes Road presents an exceptional opportunity to experience contemporary living in a prime Edinburgh location, boasting stylish interiors, ample storage, and access to communal amenities. Don't miss your chance to make this your new home.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

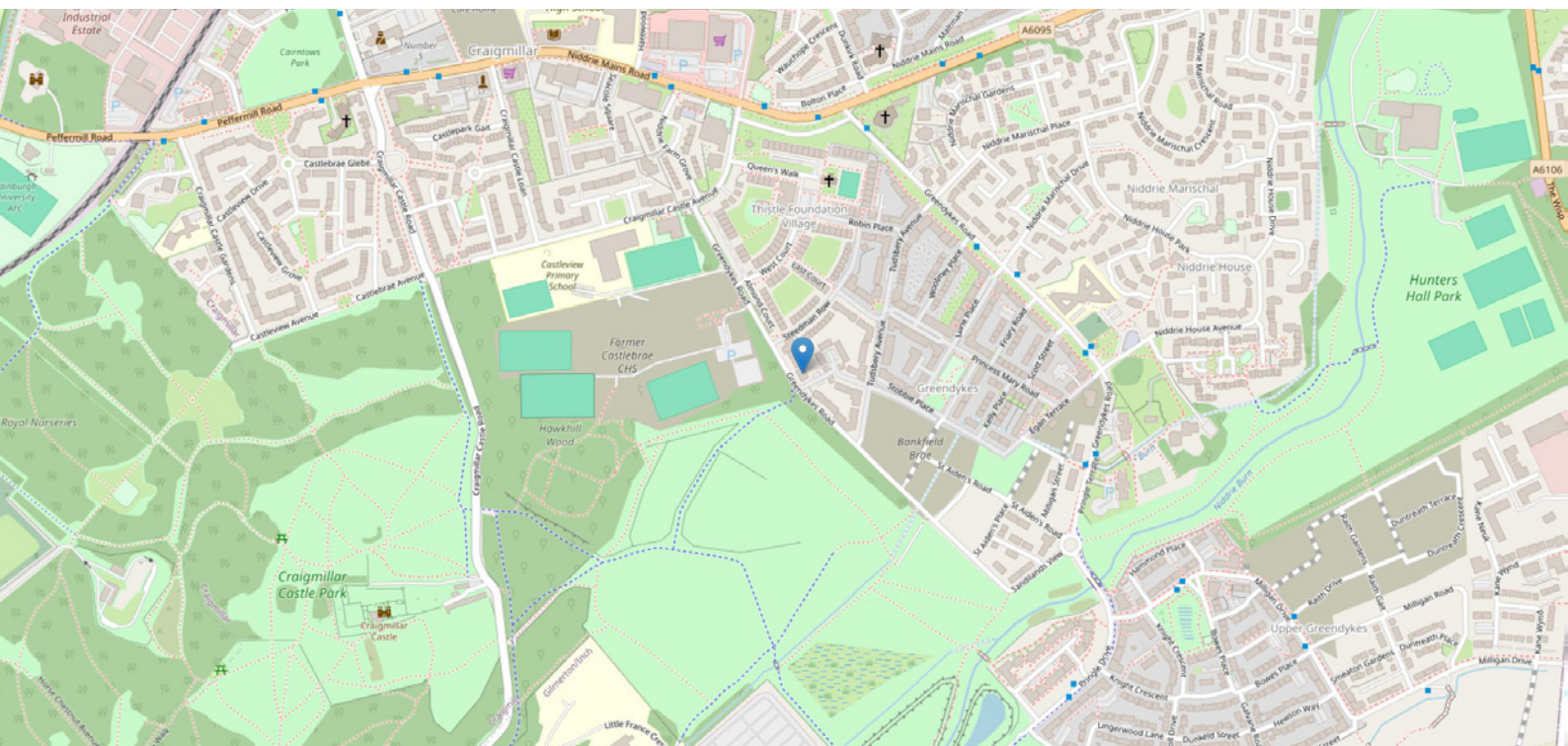


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 6.41m (21') x 4.57m (15')  
 Bedroom 1 3.90m (12'10") x 3.59m (11'9")  
 En-suite 2.13m (7') x 1.20m (3'11")

Bedroom 2 4.57m (15') x 3.09m (10'2")  
 Bathroom 2.13m (7') x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
 EPC Rating: B





# THE LOCATION

The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent choice of High Street names at nearby Fort Kinnaird and the Cameron Toll Centre.







Schooling is well represented from nursery to senior level and the property is also conveniently placed for those connected to the Royal Infirmary. An efficient public transport network is on hand, which operates to other parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



# McEwan Fraser Legal

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