



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**6/3 Craigentenny Road**

CRAIGENTINNY, EDINBURGH, EH7 6LX



# CRAIGENTINNY

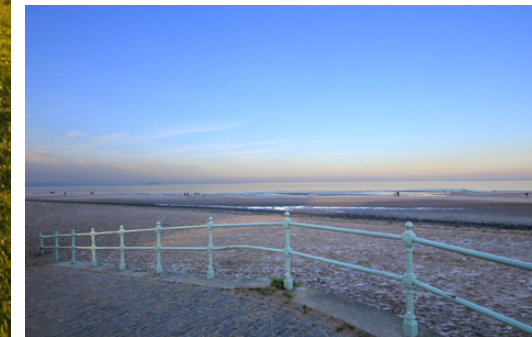
Craigtinny is situated in a sought after area lying to the east side of the city, close to Queens Park and Arthur's Seat and only a few minutes walk from the Promenade and beach at Portobello.

Local shopping can be found within close proximity, with Morrisons and Asda superstores capable of supplying most normal monthly requirements plus the newly opened Lidl and local shops in Portobello supplementing these facilities. It is also a simple matter to travel into the City Centre, or across to Fort Kinnaird Retail Park. There are also both postal and banking services nearby this property.

There are many frequent bus services that run to and from the City Centre and the trip generally takes no more than fifteen to twenty minutes. Furthermore, easy access to many parts of the city is provided by the City Bypass, which gives access to all the major trunk routes. 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 sports recreation facilities, they can easily be found at The Royal Commonwealth Pool, many of the local golf courses, and for those that enjoy 5-a-side football, Pitz Portobello is walking distance.

Dog walkers are catered for in the many local parks and the west beach at Portobello permits dogs off the leash.





# 6/3 CRAIGENTINNY ROAD

McEwan Fraser Legal is delighted to present to the market this two bedroom, first floor flat. The size and internal condition make this a highly desirable property for any purchaser.

The apartment is entered via a reception hall and provides access to all rooms.

The kitchen is fitted with a good range of floor and wall mounted units complete with work surfaces. Both double bedrooms provide adequate space for free standing furniture. Completing the accommodation, the bathroom comprises of WC, wash hand basin, bath with shower attachment.

This property also benefits from gas central heating, full double glazing.

The property also provides a large communal drying area/ garden space to the rear of the property that is laid to lawn.

This purchase would be an ideal investment for the developer and or buy to let investor.

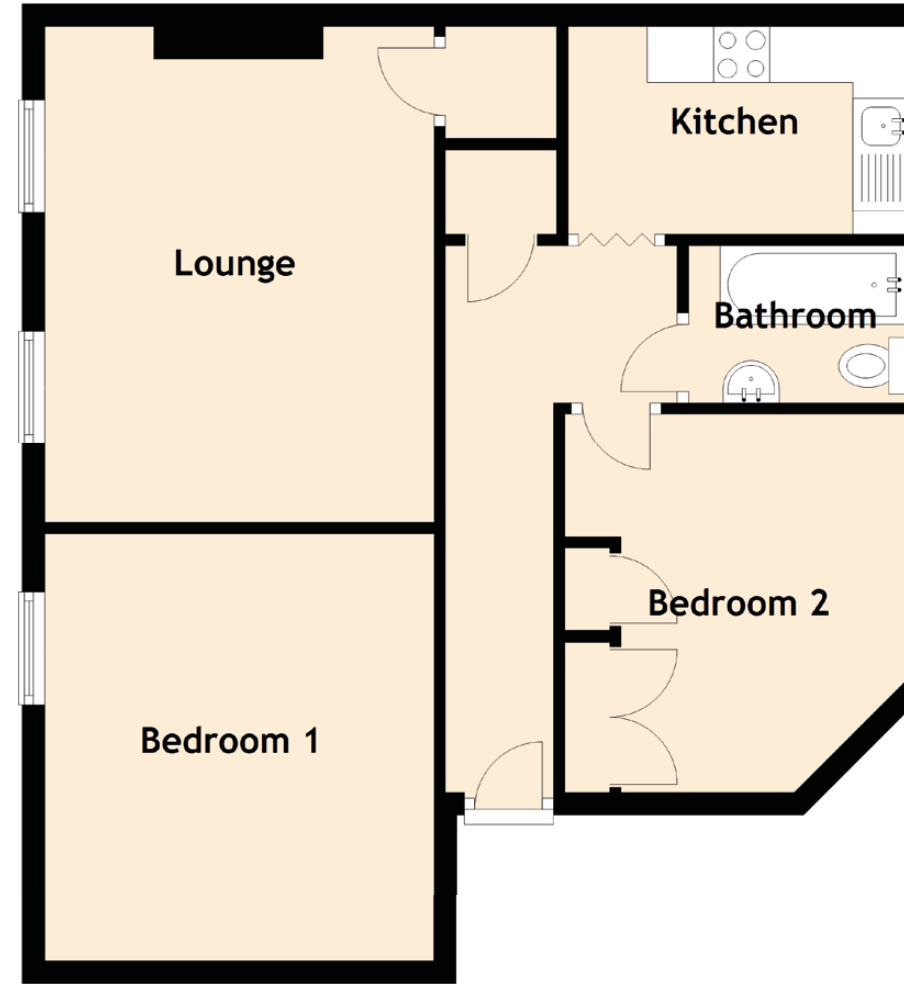




# SPECIFICATIONS



## BEDROOMS & BATHROOM

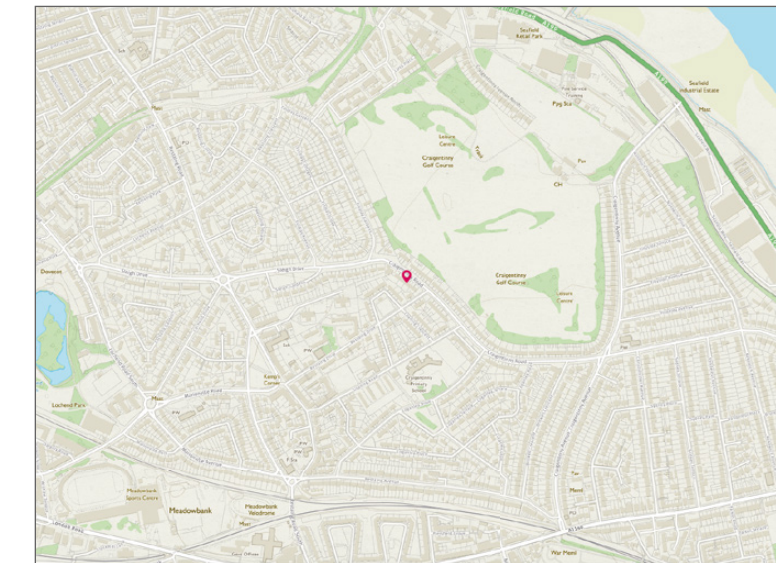


Approximate Dimensions (Taken from the widest point)

Lounge	4.42m (14'6") x 3.44m (11'3")
Kitchen	3.03m (9'11") x 1.85m (6'1")
Bedroom 1	3.80m (12'6") x 3.46m (11'4")
Bedroom 2	3.37m (11'1") x 3.06m (10')
Bathroom	1.96m (6'5") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including any; blinds, curtains, light fittings, carpets and fitted floor coverings.







  
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**Part  
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 Available**

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Text and description  
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 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
 Designer