

292/2 Craigmcrook Road

BLACKHALL, EDINBURGH, EH4 7BA



*Spacious One Bedroom Ground Floor Flat in
Edinburgh's Desired Blackhall*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom ground-floor flat in Edinburgh's popular Blackhall area.

THE LOUNGE



Inside, the property comprises:

- A spacious living area which benefits from a fireplace and could be configured in various ways.
- Fully equipped kitchen which is generously proportioned and has a bright and spacious dining area which leads into the lounge.

THE KITCHEN/DINER





- There is one bathroom in the property which is a good size and benefits from a three-piece white suite
- The flat has one generously proportioned double bedroom which has plenty of space for freestanding furniture.

THE BATHROOM



BEDROOM 1



In addition, the property includes a single garage, free on-street parking and gas central heating whilst also benefiting from double-glazed windows, making for a warm home year-round.

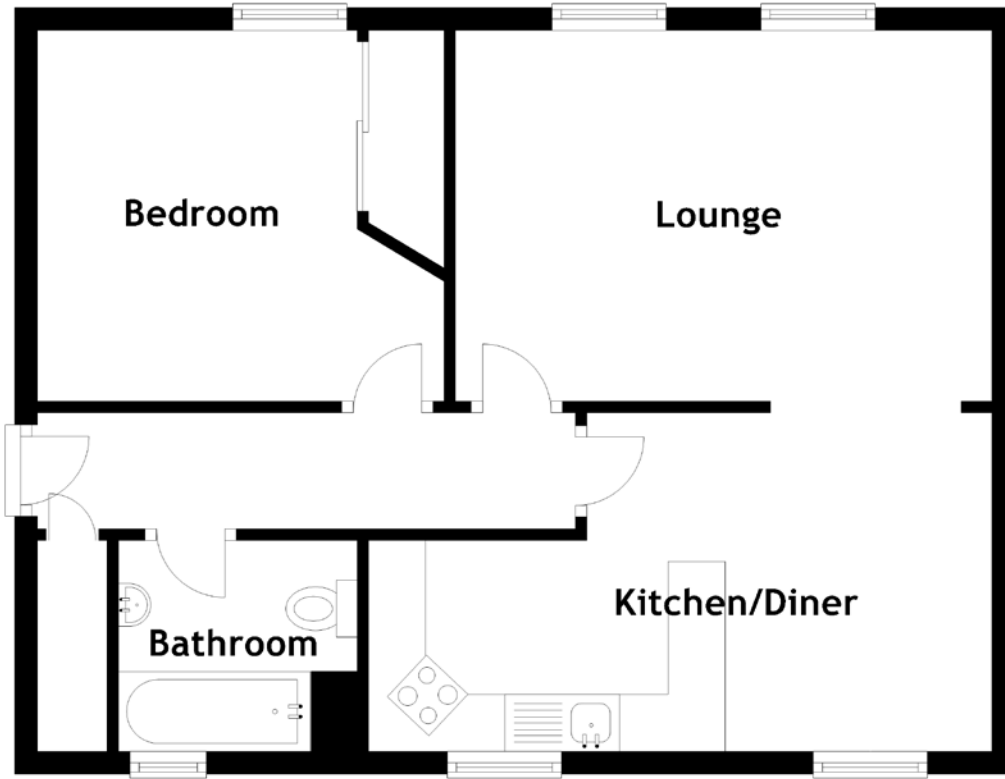
The property would benefit from modernisation, however remains in excellent condition having been well maintained by the owner

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

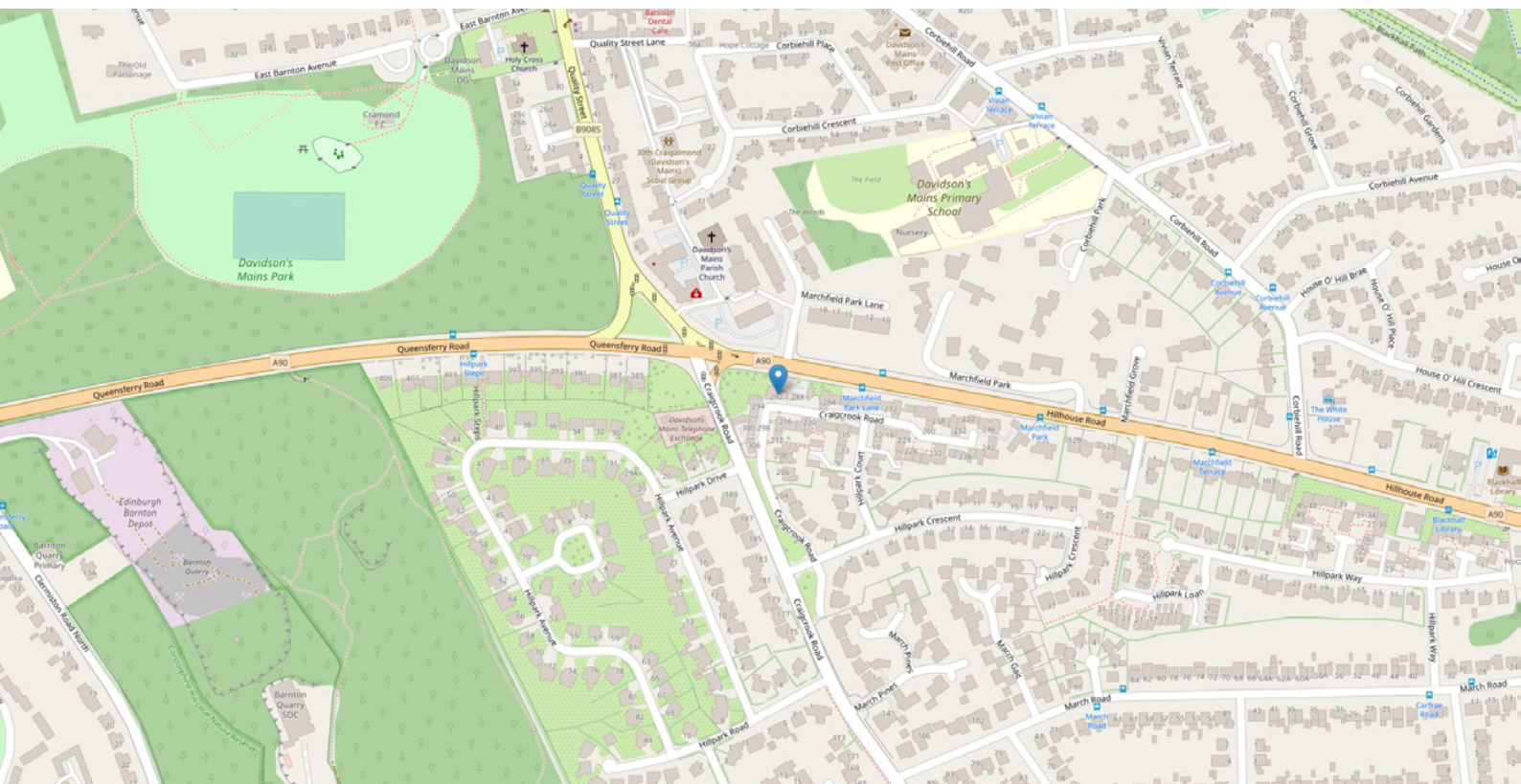


Approximate Dimensions
(Taken from the widest point)

Lounge 4.70m (15'5") x 3.25m (10'8")
Kitchen/Diner 5.46m (17'11") x 2.97m (9'9")

Bedroom 3.56m (11'8") x 3.25m (10'8")
Bathroom 2.09m (6'10") x 1.85m (6'1")

Gross internal floor area (m²): 55m²
EPC Rating: D



THE LOCATION

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. As well as the normal shopping facilities, the area provides some unusual shopping opportunities as well as a choice of banking and postal services.





Tesco at Davidson's Mains is a short walk away while further afield, Craigleith Park Retail Park will satisfy most normal daily requirements. 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.

Throughout the area there is a number of interesting restaurants and bars. Once the novelty of these has been exhausted, it is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End. This is the site of the Usher Hall, Lyceum and Traverse Theatres as well as a number of cinemas including the Edinburgh Film House.

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, 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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