

11/3 Sleigh Gardens

CRAIGENTINNY, EDINBURGH, EH7 6EL



*STYLISH TWO BEDROOM FLAT OFFERED CHAIN
FREE AND IN TRUE 'WALK IN' CONDITION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom traditional first-floor flat, set within the ever-popular Craightinny area to the east of Edinburgh city centre. Offering a neutral contemporary interior, well-proportioned accommodation, and a generous section of private garden, this charming home will appeal to a range of buyers, including first-time buyers, professionals, and investors.

The accommodation is focused on a bright and spacious living room that enjoys excellent levels of natural light. The space can accommodate a range of different furniture configurations, meaning a new owner will have plenty of flexibility to create their ideal entertaining space.

The Property



The adjoining kitchen has been thoughtfully designed to combine style and practicality, featuring a full range of base and wall-mounted units that include a range of integrated appliances.





To the rear of the property are two well-proportioned double bedrooms, one has built-in wardrobes, which both overlook the rear garden.

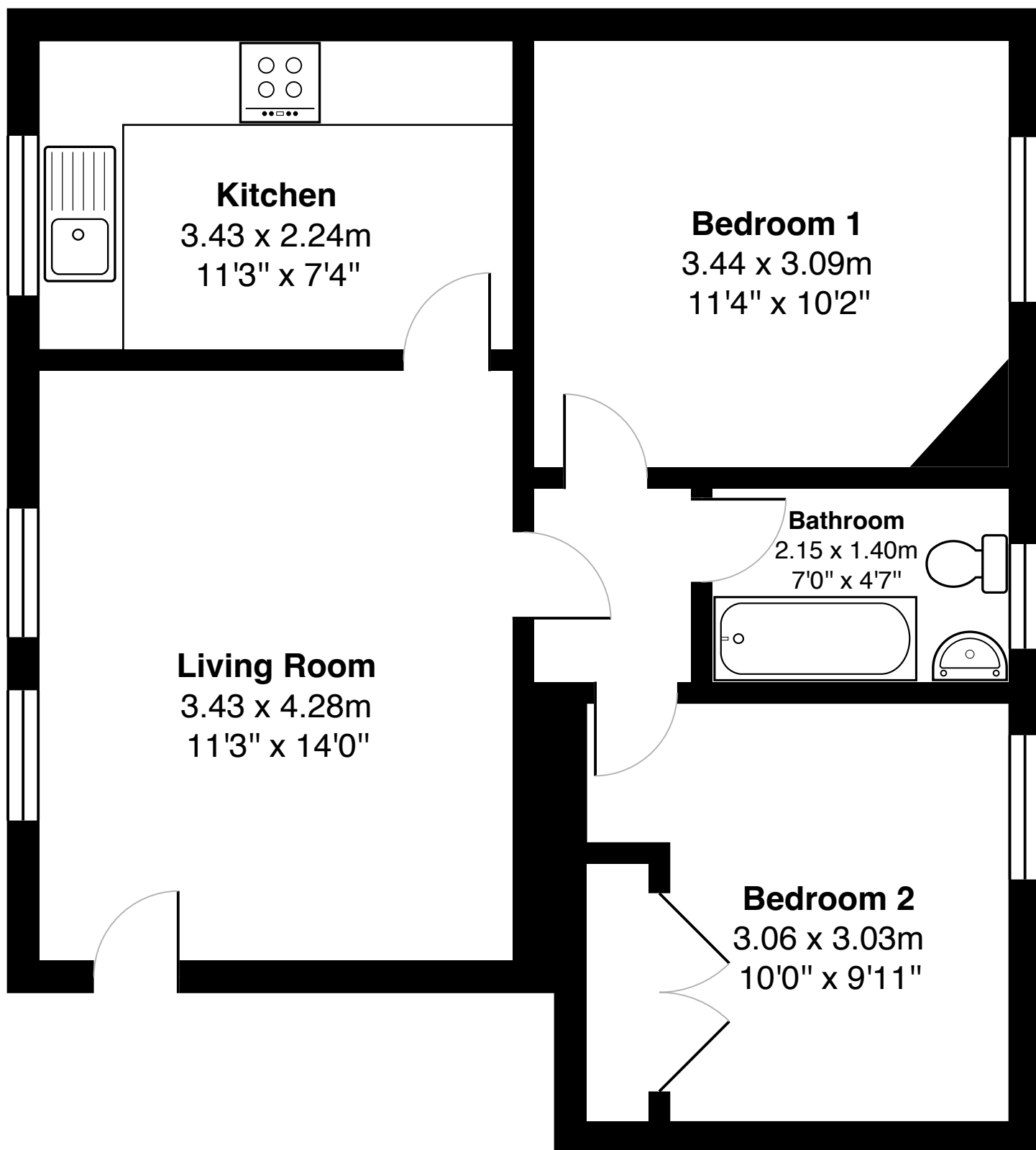






The accommodation is completed by a contemporary bathroom fitted with a three-piece suite and a shower over the bath. Further benefits include gas central heating and double glazing.





Gross internal floor area (m²): 50m²

EPC Rating: D

Externally, the property enjoys a generous section of south-facing garden, mainly laid to lawn, and a further shared drying green. This fantastic property represents an excellent opportunity to acquire a stylish home in a well-established residential area within easy reach of Edinburgh's city centre and local amenities.





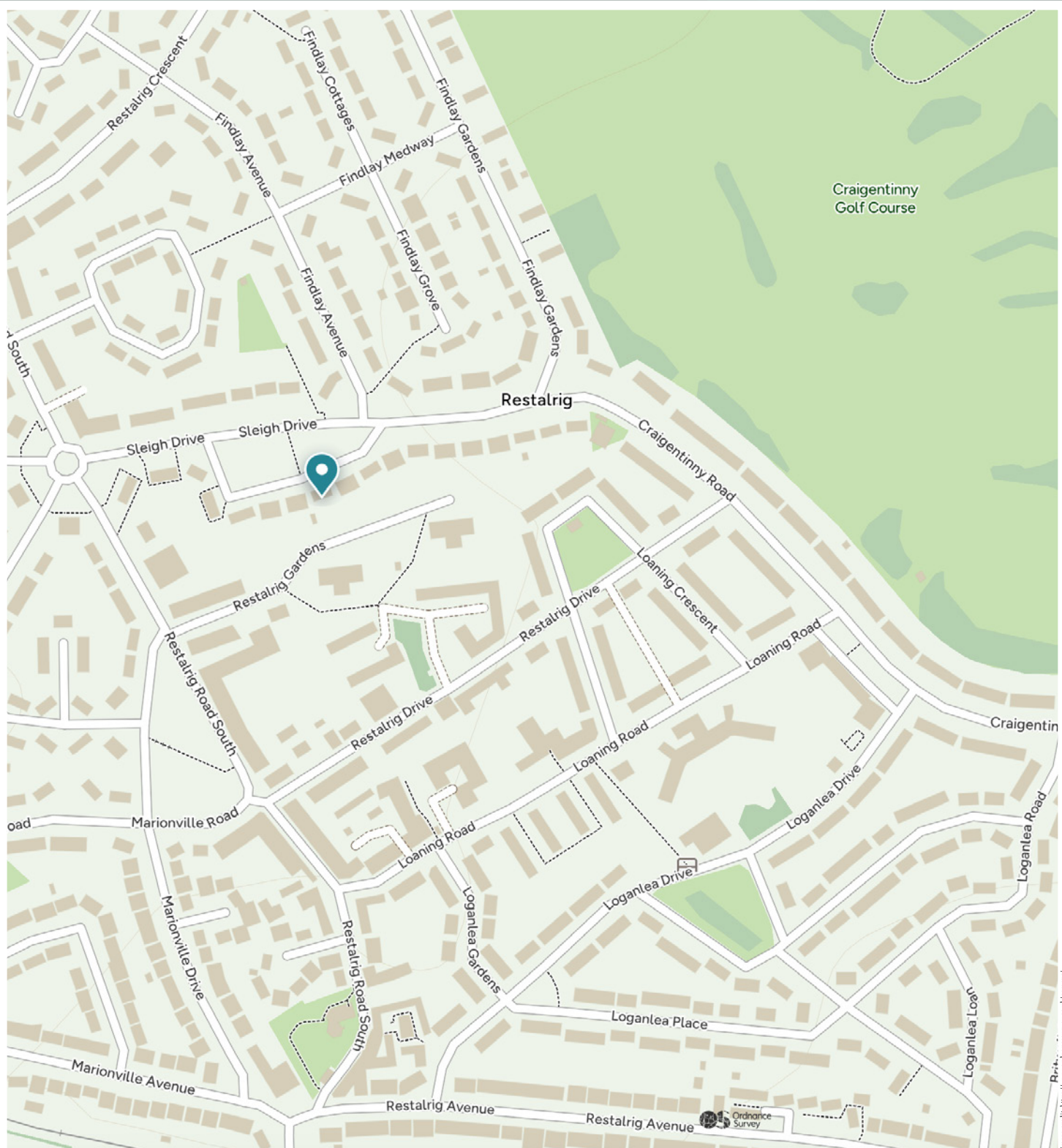
LOCHEND PARK

Sleigh Gardens is in Edinburgh's popular residential district Craigentinny, offering a peaceful neighbourhood with excellent amenities and transport links that will appeal to first-time buyers.

Regular buses reach the city centre in around 20 minutes, ideal for commuters. By car, the property provides quick access to the City Bypass and motorway network.

Local convenience stores and independent retailers are nearby, with Meadowbank Retail Park close by. The vibrant seaside suburb of Portobello offers cafés, restaurants and boutique shops alongside its famous beach.

For leisure, Craigentinny Golf Course is nearby, while Leith Links and Lochend Park provide pleasant settings for walking and cycling. Portobello Beach offers scenic coastal walks, and Meadowbank Sports Centre caters for fitness needs. Craigentinny combines city accessibility with coastal leisure and everyday convenience, making it an attractive location for those seeking their first Edinburgh home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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