

49/1 Craigentenny Road

CRAIGENTINNY, EDINBURGH, EH7 6RL



Spacious two-bedroom ground floor garden flat presented in excellent internal condition



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An excellent opportunity has arisen to acquire this superb two-bedroom ground-floor flat located in a popular pocket of Craigentenny, making for an ideal first-time purchase or buy-to-let opportunity. The property is offered to the market chain free and in excellent internal condition.

THE LOUNGE



Internal accommodation is focused on a bright and spacious living room that has ample floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is immaculately presented and comprises a range of base and wall-mounted units. Gas hob and electric oven are integrated and space is provided for a freestanding fridge freezer and washing machine.





There are two generous double bedrooms. Bedroom one is a large double that is neutrally decorated and boasts plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is also a further large double and includes a large integrated wardrobe.

The accommodation is completed by the bathroom which is partially tiled and finished with a three-piece white suite with shower over bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

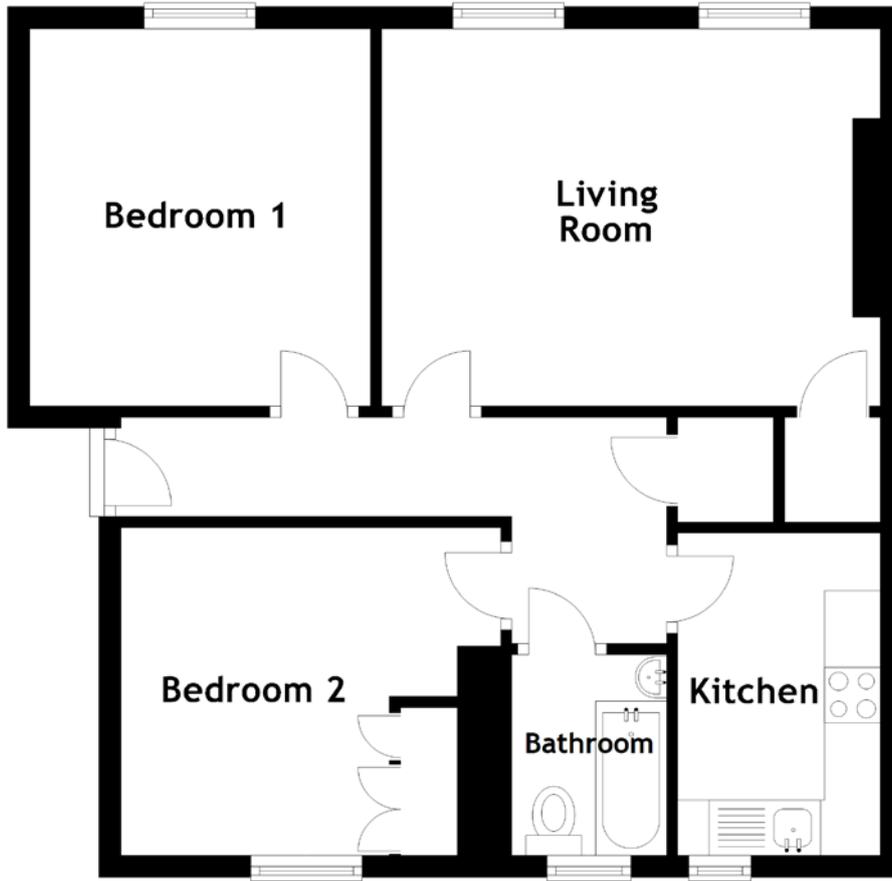


The property also benefits from; gas central heating, full double glazing, a private front garden, a private section of the garden, and a shared drying green. There is more than adequate on-street free parking for residents and visitors alike.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

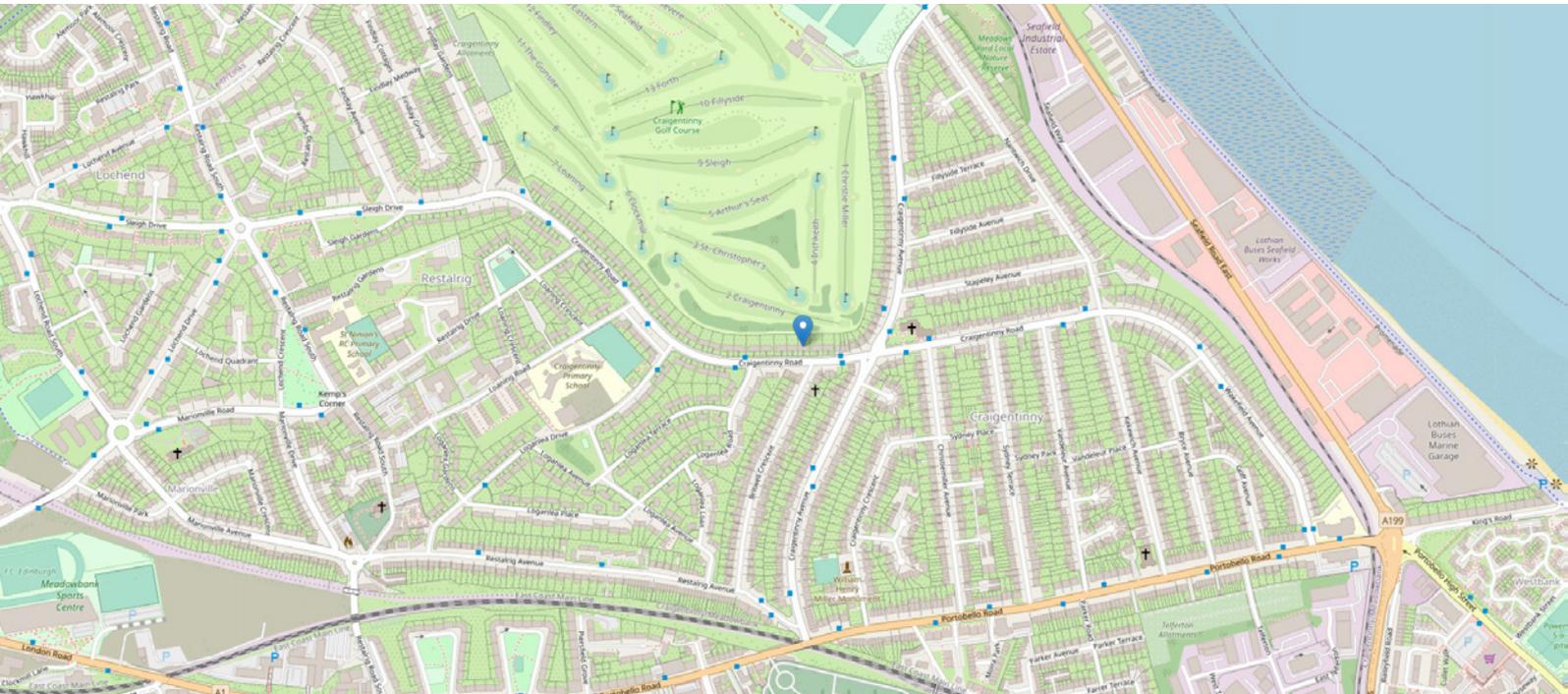


Approximate Dimensions (Taken from the widest point)

Living Room 4.48m (14'8") x 3.42m (11'3")
 Kitchen 2.92m (9'7") x 1.82m (6')
 Bedroom 1 3.42m (11'3") x 3.06m (10')

Bedroom 2 3.41m (11'2") x 2.97m (9'9")
 Bathroom 1.82m (6') x 1.39m (4'7")

Gross internal floor area (m²): 52m²
 EPC Rating: C



THE LOCATION

Craigtinny is a highly sought-after and much-respected area lying to the east side of the city, close to the vast open areas of Queen's Park and Arthur's Seat, offering almost country-like walks within the very heart of the city. Local shopping can be found within close proximity, with Morrisons, Sainsburys and Asda superstores capable of supplying most family's normal monthly requirements. Should this prove inadequate it is a simple matter to travel into the city centre, or across to Fort Kinnaird Retail Park. There are also postal and banking services within close proximity.





The area neighbours itself with Portobello, a very popular destination, where you will find further shopping facilities serving everyday and monthly requirements. In the vicinity, there are also a number of recreational facilities, e.g. Portobello swimming pool.

Frequent bus services run to and from the city centre, the trip generally takes no more than fifteen minutes. Furthermore, easy access to the City Bypass provides good access to many parts of the city and all major trunk routes. Even 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 sporty recreation facilities, there is Meadowbank Sports Stadium, Portobello promenade and beach, as well as many fine golf courses.



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