

258 Craigcrook Road

EDINBURGH, EH4 7TF



*Spacious One-Bedroom Mews Property
In Edinburgh's Blackhall Area*



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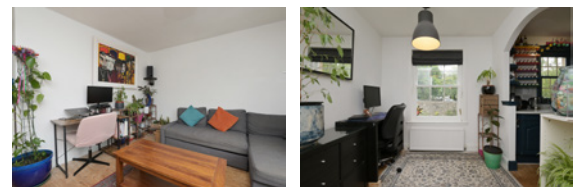


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McEwan Fraser Legal is delighted to present this spacious one-bedroom mews property in Edinburgh's popular Blackhall Area.

THE LIVING/DINING ROOM



Inside, the property comprises a spacious living/dining room, which is nicely proportioned and offers an array of furniture options.

THE KITCHEN



The fully equipped kitchen is bright and spacious and is fitted with a gas hob, fan oven and freestanding white goods.





The property boasts one main double bedroom with built-in wardrobes, and there is a fitted bathroom with a shower over the bath and is fitted with a white three-piece suite.

THE BATHROOM



THE BEDROOM

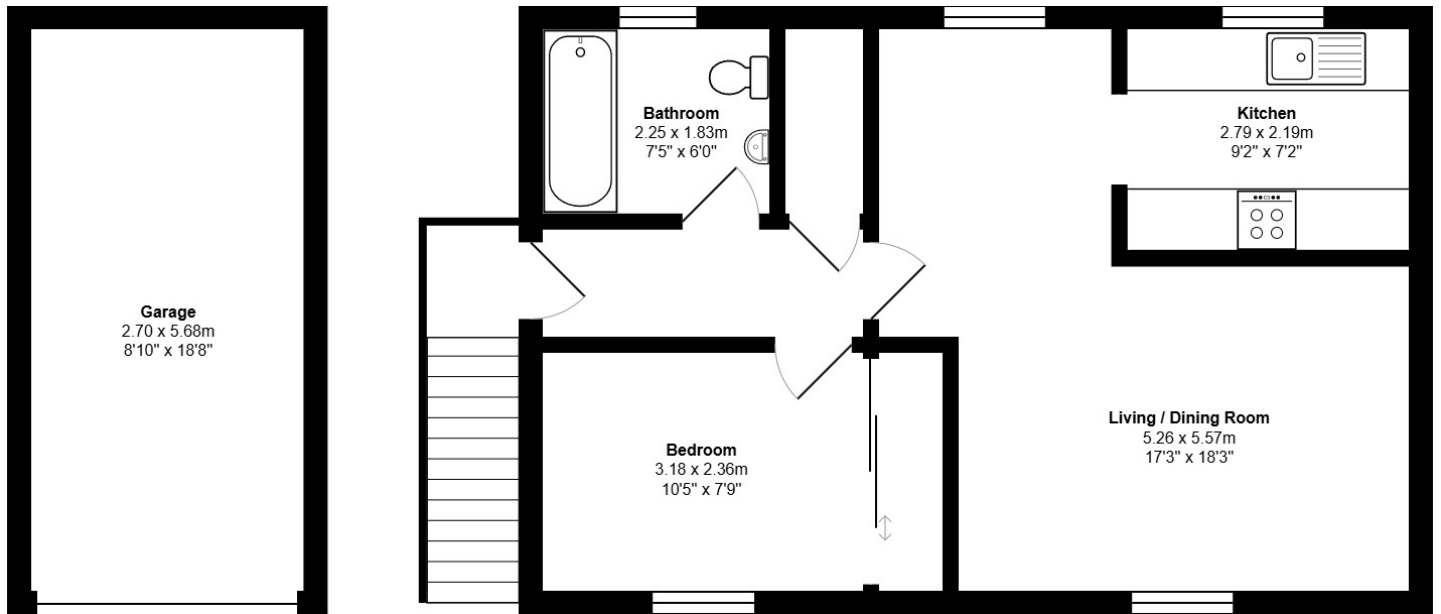


In addition, the property benefits from gas central heating and double-glazed windows and further benefits from a generous garage below the property.

EXTERNALS

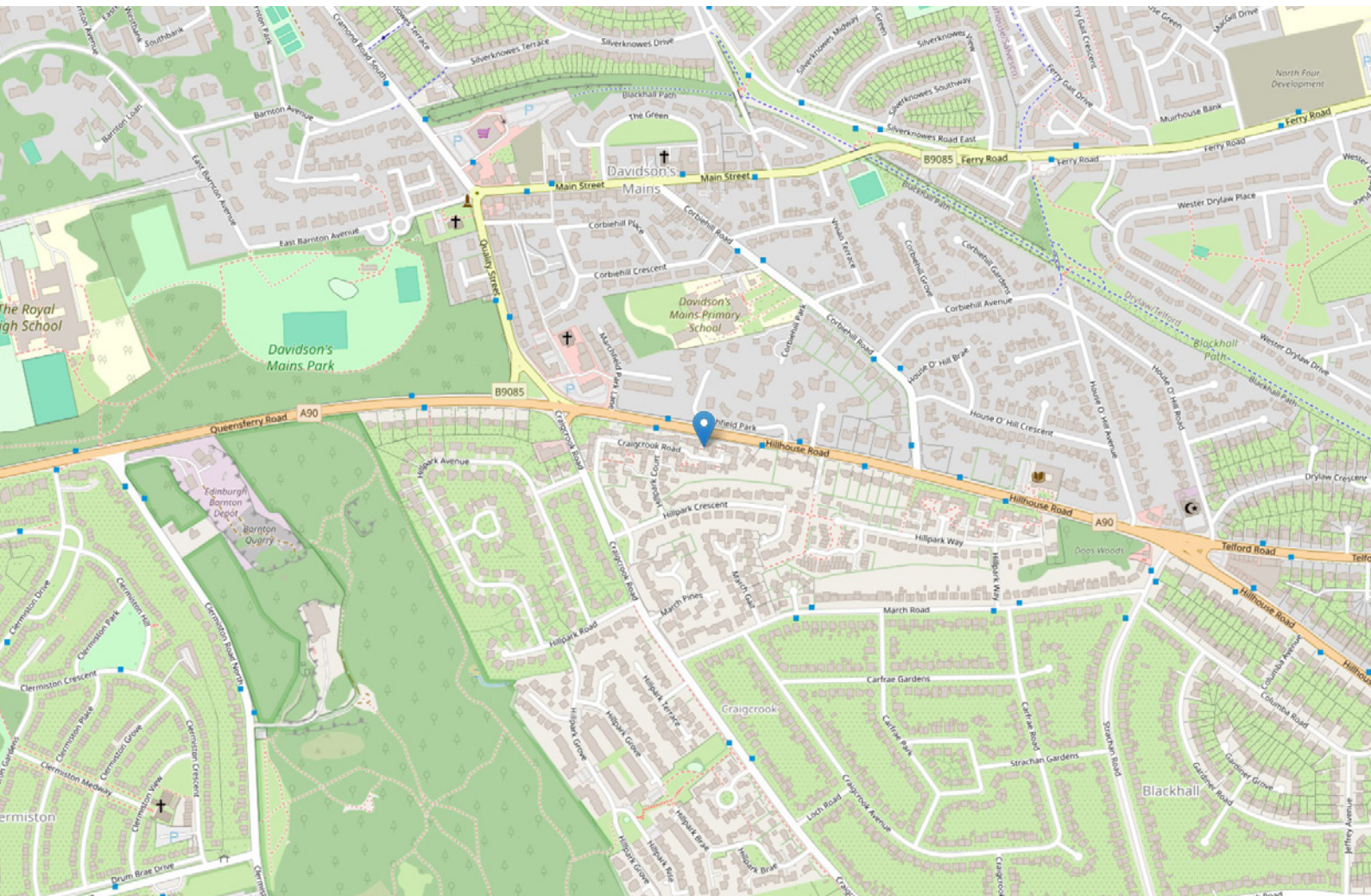


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 48m² | 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. Within a short distance away, there is the Craighleith Retail Park, which will satisfy most normal daily requirements, but 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, Princes Street is often less than ten minutes away, and for the energetic, it is a relatively easy walk.





Throughout the area, there are 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 just round the corner and 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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