



Craigentinny

2/4 Craigentinny Road, EH7 6LX



First floor flat – Buzzer no. 4

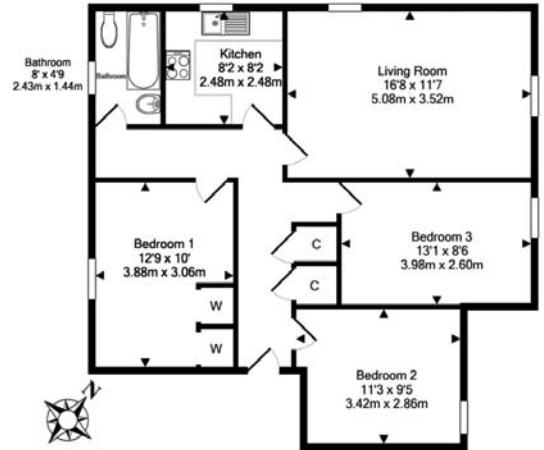
Offers Over £143,000

- Hall
- Double windowed lounge
- Fitted kitchen
- 3 bedrooms
- Bathroom with shower

- Gas central heating
- Double glazing
- Private garden area to the rear & shared green
- On street parking
- Secure entry phone system
- Laminate flooring



Viewing – Sunday 2-4pm or by appointment please call Solicitors (0131) 554 6321



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix, 020719.

This bright and well-proportioned first floor flat offers spacious and well-proportioned accommodation for a first time buyer or investor. There is gas central heating, double glazing, laminate flooring for easy maintenance and a private garden area to the side/rear of the property. The property is well situated to take advantage of local shopping facilities with Meadowbank Retail Park close-by, public transport, schooling and recreational facilities such as Craigtintinny Golf Course and Portobello Swim Centre.

The accommodation in brief comprises; - hallway with window to the rear, shelved store cupboard and a further walk-in store cupboard. A bright double windowed lounge is to the front and side with fireplace housing a living flame gas fire (not in working order), dado rail and coving. The kitchen is to the side with wall and base units, stainless steel 5 burner gas hob, fan assisted electric oven, integrated fridge/freezer and automatic washing machine are all to be included in the sale. The first of the 3 bedrooms is to the rear with built-in storage with the other two good-sized bedrooms both to the front. A bathroom to the rear completes this property with 3 piece white suite, splash-barding to the walls and ceiling, thermostatic rainfall shower, WC with centre flush and wash hand basin.

What's included...

To include the aforementioned white goods in the kitchen (no warranties will be given).

For the avoidance of any doubt the gas fire in the lounge is currently not in working order

OFFERS

Offers over £143,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

