



Estate Agents and Solicitors

## 82/6 College Court, Inchview Terrace, Craigentiny, Edinburgh, EH7 6TF

Spacious & Well Presented, Three Bedroom, Second Floor Apartment

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# Property Description

Spacious and well presented, three-bedroom, second-floor apartment, set in a modern residential apartment building, located in the popular Craightinny area, to the east of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms, a single bedroom, bathroom and en-suite shower room. Features include generous room sizes, good storage including wardrobes for each bedroom, double glazing, TV and telephone points, a secure entry system and electric heating.

Externally the property benefits from a well kept shared rear garden, with an allocated parking space and visitors' parking to the front side.

The spacious entrance hall affords access to each room within the property and features a storage cupboard and wood effect flooring extending to the front-facing living room which has dual aspect views.

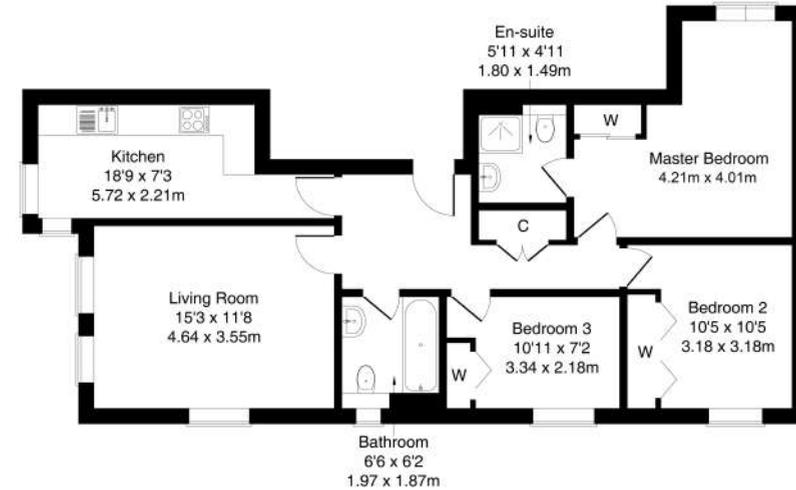
Set to the rear, the kitchen is fitted with wall and base units, stone effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated ceramic hob, oven, extractor hood, and a freestanding washing machine and fridge.

The generously sized master bedroom is set to the rear, featuring a built-in wardrobe with mirror sliding doors, carpeted flooring and an en-suite shower room; whilst set to the front, two further carpeted bedrooms also feature a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a three-piece suite with a mains shower over the bath and tiled splash walls.

No warranty will be given with any of the appliances included in the sale.

A 360 Virtual Tour is available online.

 **College Court, 82/6 Inchview Terrace, Edinburgh, EH7 6TF**  
Approximate Gross Internal Area: (995.66 sq ft - 92.5 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Craightinny is a popular residential area consisting of a mixture of family-sized homes, and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Shopping Park, and an extensive range of high street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and the famous

seafront promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1 and A199 and has regular public transport services available from Craightinny Avenue, Craightinny Road, and Moira Terrace.





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