



A bright lower flat offering excellent potential in a desirable residential setting



Situated within the popular residential area of East Craigs, this one-bedroom lower flat offers an excellent opportunity for first-time buyers, downsizers, or investors. Conveniently located close to a wide range of local amenities, transport links, and green spaces, the property combines a desirable location with great potential. While the property requires modernising, it provides well-proportioned accommodation and a fantastic outdoor space, making it an appealing purchase for those looking to create a home to their own taste. The accommodation comprises an entrance vestibule leading into a bright and spacious lounge with a large window overlooking the front garden. The kitchen is fitted with a range of units and offers direct access to the generous rear garden. The double bedroom has a storage cupboard and provides ample space for freestanding furniture, while the bathroom completes the accommodation. A particular highlight is the fantastic enclosed rear garden, featuring a generous lawn, patio area, mature trees and shrubs, a garden shed, and convenient side access, ideal for relaxing, gardening, or entertaining outdoors. To the front, there is an area of garden and an allocated parking space. Further benefits include double glazing and gas central heating. This is an excellent opportunity to acquire a home in a popular and established neighbourhood with the potential to add your own style.

Key Features

Entrance vestibule

Lounge

Kitchen

Double bedroom

Bathroom

Double glazing

Gas central heating

Generous rear garden

Front garden area

Allocated parking space

Factor for the communal grounds in the development is Trinity Factors - approx.

£120 per annum



East Craigs

East Craigs lies approximately six miles to the west of Edinburgh city centre and enjoys the convenience of local shops and amenities nearby, with a wider range available at the Gyle Shopping Centre and Hermiston Gait, both of which are within close proximity. A regular public transport service operates into the city and surrounding areas. The property is also ideally located for swift access to the city bypass linking the main Scottish motorway network and Edinburgh Airport. The A90 is also close at hand and provides easy access to the Forth Road Bridge and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Murrayfield Stadium and a variety of reputable golf courses.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, washing machine, fridge freezer, shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£150,000

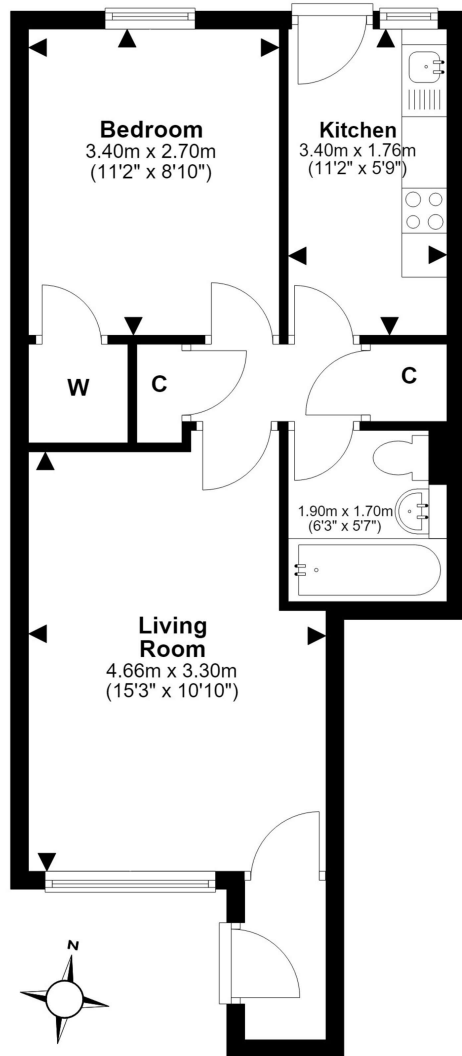
EPC Rating

D

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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