





Welcome

Welcome to Firrhill Crescent, this appealing two-bedroom top-floor flat forms part of an established block of just six properties and offers bright, well-proportioned accommodation in a popular residential area of Edinburgh. The property further benefits from a private garden and driveway located to the side of the block providing off-street parking, and access to a communal drying green to the rear. The property is conveniently located for access to a range of local amenities, schooling and transport links, with Edinburgh city centre also easily accessible. This property would be ideally suited to first-time buyers, couples, small families or those seeking a spacious flat with the added benefit of private outdoor space and off-street parking. Early viewing is highly recommended.

- Reception hallway with useful storage options
- Dual aspect living room
- Fully fitted kitchen with white goods included
- Two generous double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Secure entry system
- Private garden and driveway with further on street parking available
- Communal drying green and gardens to the rear





Colinton Mains

Firrhill Crescent enjoys a popular and well-established residential setting in the south of Edinburgh. The area is particularly convenient for a wide range of local amenities, including shops, supermarkets and leisure facilities, while excellent schooling is available nearby. There are also good public transport links providing easy access to Edinburgh city centre and surrounding areas. The nearby Braid Hills and Pentland Hills offer excellent opportunities for walking and outdoor recreation, making the location ideal for those seeking a convenient city address with access to attractive green space and open countryside.

Extras

Included in the sale are all fitted floor coverings, light fittings and white goods. No warranties or guarantees are provided for any appliances or moveable items, which are included on a sold as seen basis.

Get in touch

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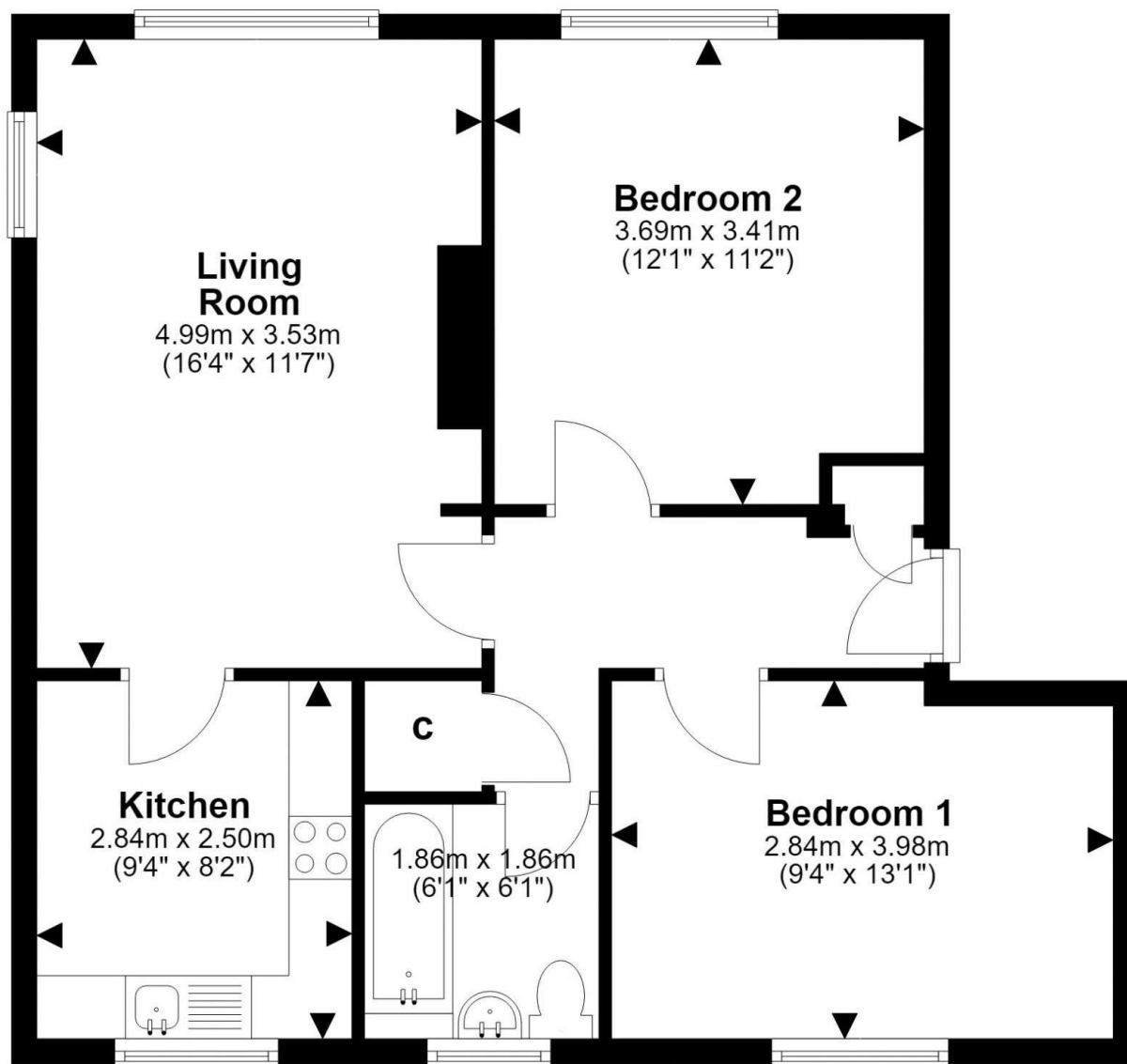
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

