



272/4 Craigcrook Road

Blackhall, Edinburgh, EH4 7TF



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Excellent first floor flat with parking & garage in sought-after location

- Spacious sitting room
- Kitchen with dining area
- Double bedroom with storage
- Bathroom with 3 piece suite
- Quiet, convenient location
- Single garage
- Parking space
- Well maintained grounds
- Gas central heating
- Double glazing



Offers Over: **£200,000**



Further information can be found in the home report.

About the Property

Well-presented and spacious first floor apartment with garage and parking, forming part of an established development, enjoying a quiet position in a most convenient location.

The accommodation comprises of a bright and generously proportioned sitting room part open to spacious dining area and well-equipped kitchen. The double bedroom enjoys the benefit of large built-in wardrobes and there is a bathroom with 3-piece suite. Further benefits include double glazing and gas central heating.

Externally, there is a single garage with parking in front and the shared grounds are very well maintained.

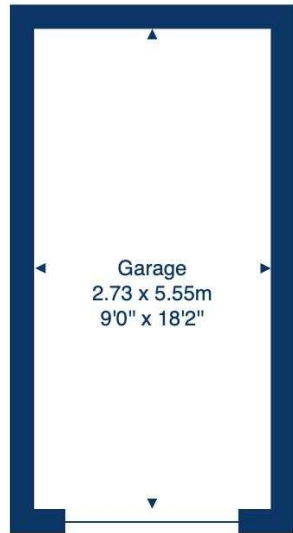
Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds, integrated - double oven & gas hob along with free standing washing machine are included in the sale. No warranties or guarantees will be given in relation to appliances.



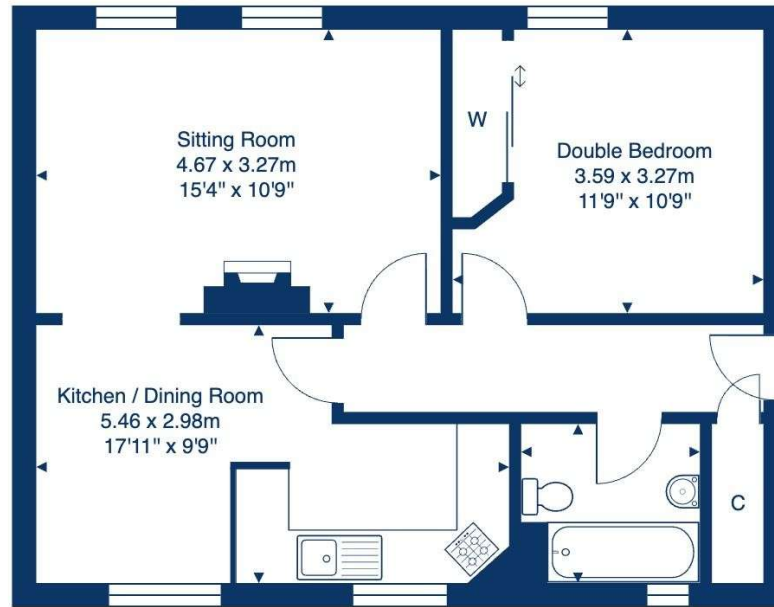


Floor Plan



Ground Floor

272/4 Craigmook Road, Edinburgh, EH4 7TF



First Floor

Total Area: 53.7 m² ... 578 ft²

All measurements are approximate and for display purposes only.

Location

Blackhall is a sought-after suburb situated a few miles away from the city centre, with excellent local amenities, schools, and outdoor pursuits. Nearby Craigmook Retail Park proves high-street stores and supermarkets, whilst Blackhall and the surrounding area have a range of independent outlets, cafés, pubs, takeaways, restaurants, and a library. Ravelston Park, Ravelston Wood and Corstorphine Hill are close by, along with Ravelston and Murrayfield golf courses, and Murrayfield Stadium which offer a wealth of activities, sports clubs and events. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network.

Management

Resident's Association - grounds maintenance £200 per year approximately.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.