



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12/6 Craigentinny Road

Craigentinny, Edinburgh EH7 6LU

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Set back from the road behind front gardens and privet hedges in the popular Craigentenny neighbourhood, this two bedroom second floor flat offers a peaceful retreat with the convenience of great transport links, and with Craigentenny golf course (a short walk) and Craigentenny primary school, just around the corner. Enjoy the benefits of a well-maintained south-facing private garden and shared drying green. The property benefits from recent re-decoration and ready to move into. There is ample storage, a spacious lounge/diner, ideal for entertaining, fitted kitchen, two well proportioned double bedrooms, and a three piece bathroom with over-bath shower.

Extras: fitted floor coverings, light fittings, blinds, and all kitchen appliances, are to be included in the sale. Can also include any/all furniture.

Property Summary

- Second floor flat in popular Craigenntenny
- Spacious lounge diner
- Fitted kitchen
- Two well-proportioned double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Private garden area and shared drying green to the rear
- Un-restricted on-street parking
- EPC Rating - C | Council Tax Band - C



Home Report Value - £165,000





Stylish
second floor
flat, close to
Craigentinny
golf course





CRAIGENTINNY GOLF COURSE



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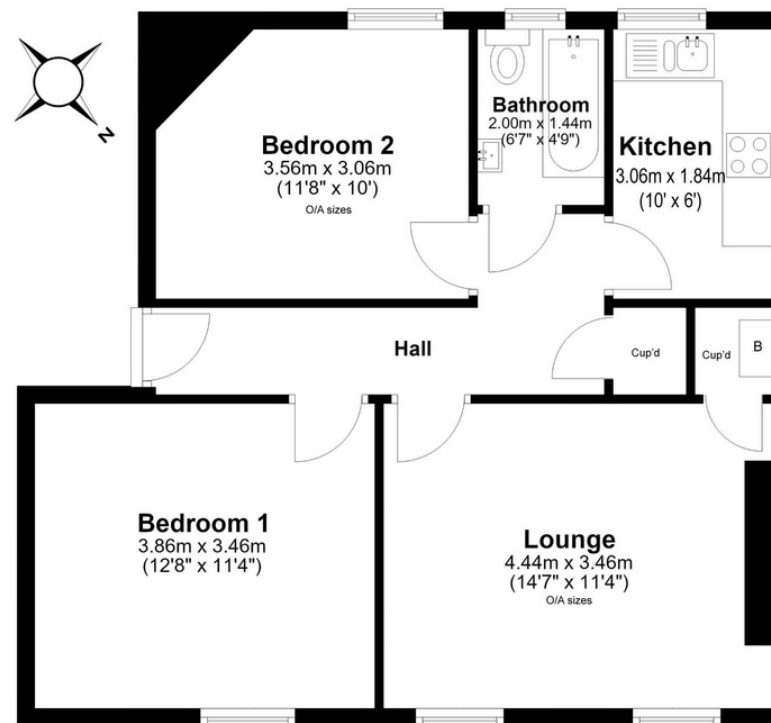


CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

Approx. 59.0 sq. metres (634.7 sq. feet)

Location

Craigentinny is a popular residential area in a central location, less than two miles east of the city centre with the beaches of Portobello, 10 minutes from the property. The immediate area offers excellent amenities and outdoor activities including Portobello beach, with swim/fitness centre and Turkish baths and the vast Holyrood Park and Arthurs Seat. Nearby Meadowbank offers a good range of local shops and Meadowbank Retail Park. A little further afield are the excellent shopping facilities of Fort Kinnaird. For the active type-Meadowbank sports centre is close by and Craigentinny Golf Course is close by. Regular bus services run to the city centre and surrounding areas making this an ideal location.