



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/6 South Mellis Park

Craighentenny, Edinburgh, EH8 7TP

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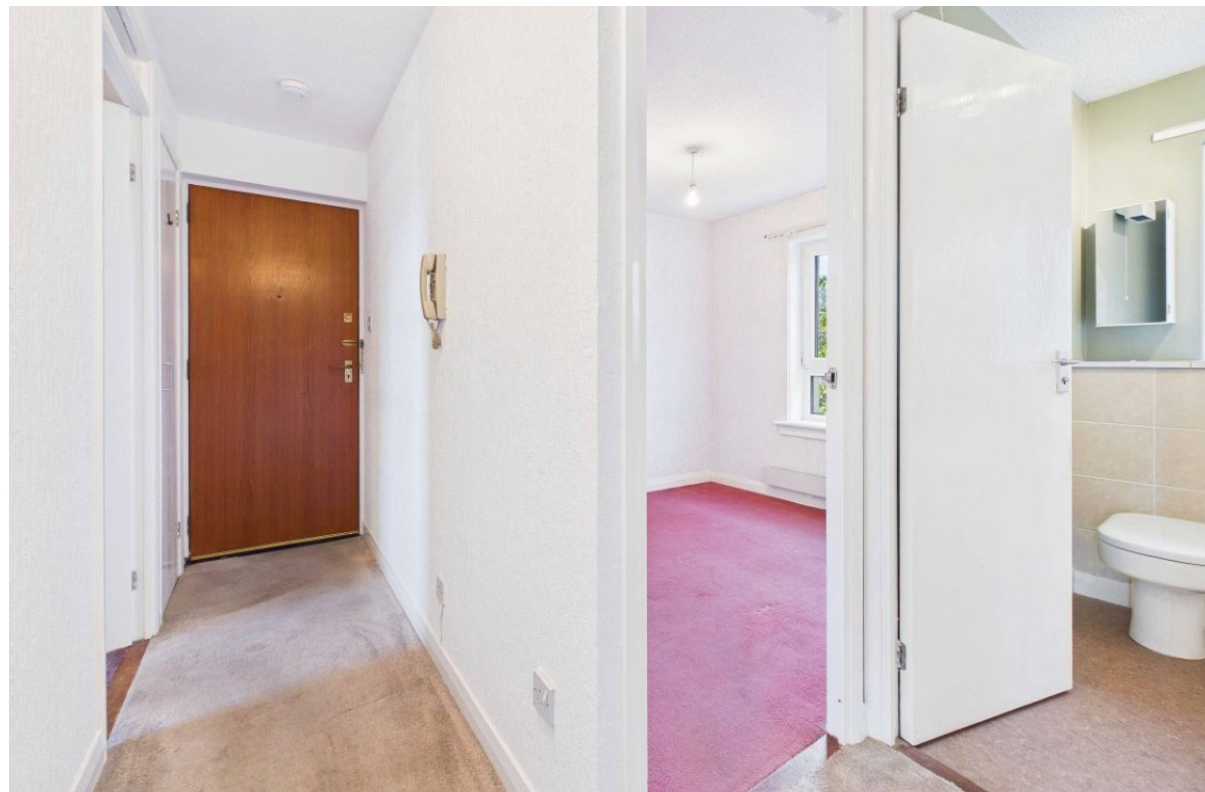
Set within an established development Craigentenny, 2/6 South Mellis Park is a second-floor flat offering an exciting opportunity for cosmetic upgrading and personalisation. The property provides an excellent foundation for buyers looking to refresh the interiors and create a home tailored to their own taste, while its communal gardens and allocated parking add everyday practicality.

A communal entrance with entry phone and stair access leads to a welcoming hall with built-in storage, bright living/dining room and separate fitted kitchen. Two comfortable double bedrooms, one with a built-in wardrobe, are complemented by a three-piece bathroom. Residents' parking includes one allocated space, while communal garden grounds provide attractive outdoor space. Electric heating and double glazing complete the accommodation.

Extras: Sold as seen.

Features

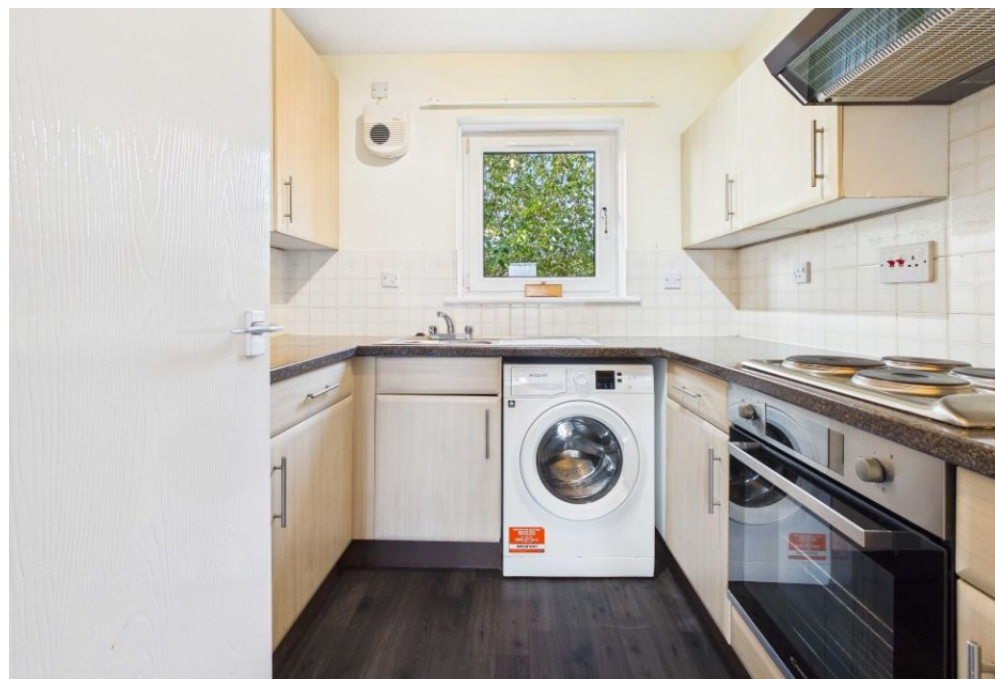
- Second-floor flat in Craigentenny
- Part of an established development
- Exciting scope for cosmetic upgrading
- Communal entrance with entry phone and stair access
- Hall with built-in storage
- Bright living/dining room
- Separate fitted kitchen
- Two double bedrooms, one with a wardrobe
- Bathroom with three-piece suite
- Communal garden grounds
- Residents' parking with one allocated space
- Electric heating and double glazing
- Factor: Charles White approximately £87pm







bright, straightforward
accommodation with
communal gardens and
residents' parking







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Craigentenny

Lying north-east of Edinburgh, the suburb of Craigentenny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much-loved sandy seafront. The area is in easy reach of numerous well-stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentenny Golf Course will no doubt appeal to golf enthusiasts. Craigentenny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

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dream property!



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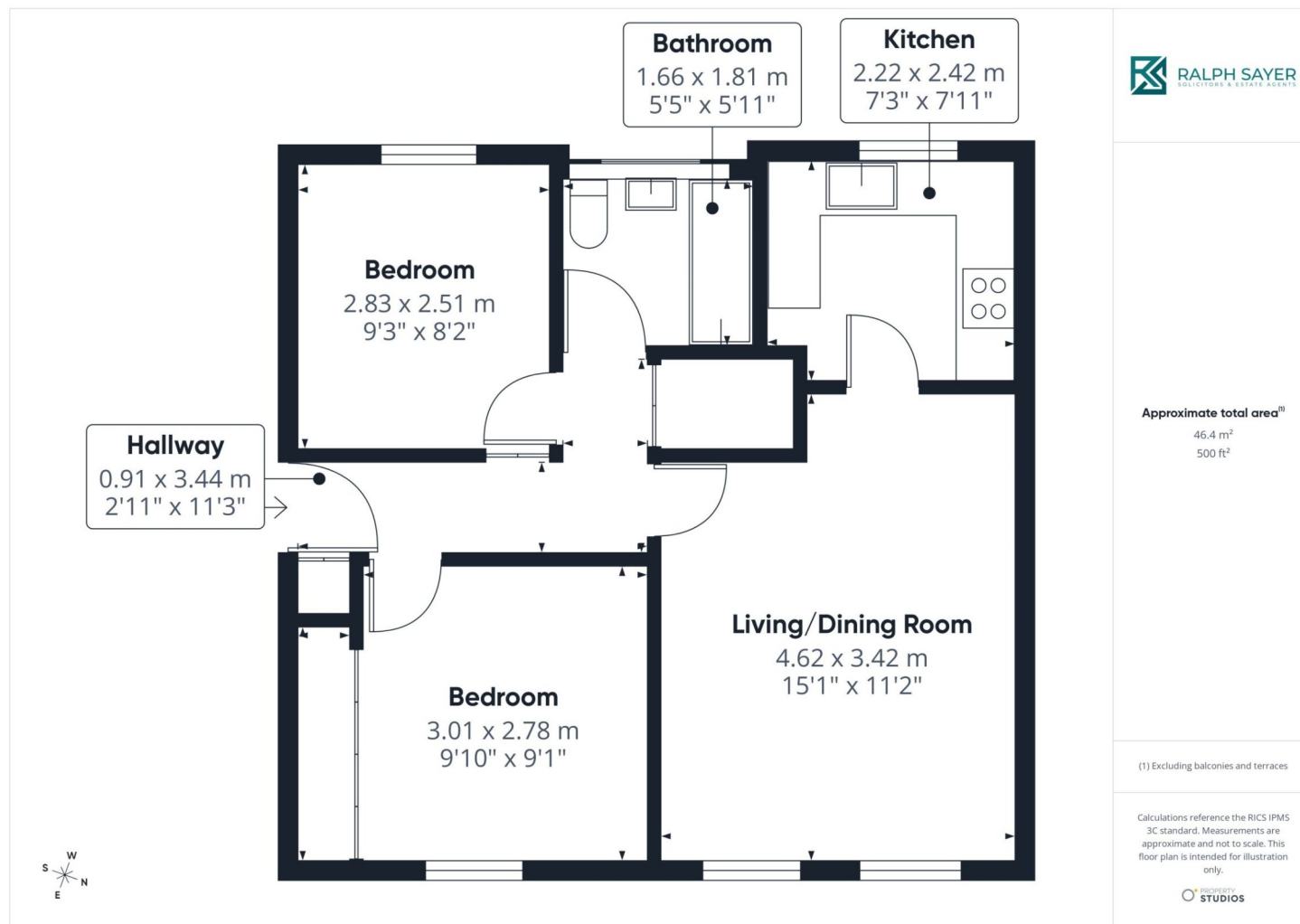


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DISCLAIMER

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.

Floorplan



Council Tax Band:
C

EPC Band:
C

Home Report Value:
£185000