NEILSONS

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Offers Over

£160,000

209/2 Telford Road

Craigleith | Edinburgh | EH4 2PR

This attractive, well proportioned ground floor flat with private front garden, is pleasantly situated within the high amenity area of Craigleith, a short distance of the City Centre, local amenities and commuting links. The property would undoubtedly appeal to first-time buyers, professionals, investors or retirees.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - B



Description

The accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious reception/dining room and a galley-style fitted kitchen with appliances. There are two well-proportioned double bedrooms, together with a bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.





Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven and fridge.

Gardens & Parking

Externally, the property benefits from a well-maintained private front garden, predominantly laid to lawn and bordered by a hedge, providing an attractive outdoor space. To the rear, there is a communal drying area. On-street parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).







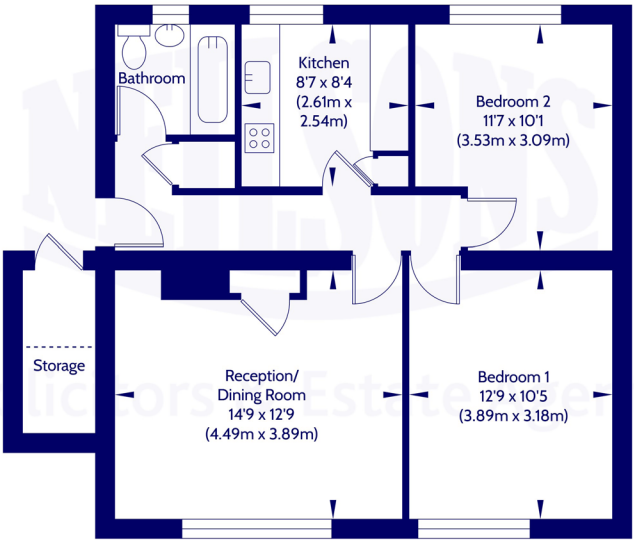


Location

Craigleith is in north-west Edinburgh within easy reach of the City Centre and surrounding area. There are excellent local shopping facilities including Craigleith Retail Park and a Morrisons supermarket on Ferry Road, but for those whose needs are greater, regular bus services give access to a wider range of shops in Stockbridge or the City Centre itself. Schooling is available at primary and secondary levels and there are recreational facilities within the area including Ainslie Park Leisure Centre which has sports facilities and a swimming pool. An efficient public transport network operates to most parts of the town and surrounding areas.

Approx. Gross Internal Floor Area 60 Sq M / 646 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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