



GILSON GRAY

LAW • PROPERTY • FINANCE

21 ALMOND SQUARE

East Craigs, Edinburgh, EH12 8TZ



This three-bedroom mid-terrace house in East Craigs is brought to market with neutral interiors throughout. The home boasts two reception rooms, two bathrooms (plus a WC), and a south-facing aspect. Furthermore, it has a private garage and a fully-enclosed rear garden that has a low-maintenance design which is perfect for summer barbecues.

Extras: all fitted floor coverings, window blinds, light fixtures, integrated kitchen appliances, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Spacious mid-terrace house
- Situated in East Craigs
- Neutrally decorated interiors
- Reception hall with storage and a WC
- South-facing living room
- Versatile dining room
- Kitchen with garden access
- Principal bedroom with en-suite bathroom
- Two additional double bedrooms
- Jack-and-Jill bathroom
- Private front and rear gardens
- Single private garage with a parking space directly outside
- EPC Rating – C
- Council Tax Band – D



"PRINCIPAL BEDROOM
WITH EN-SUITE BATHROOM
AND TWO ADDITIONAL
DOUBLE BEDROOMS"



EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

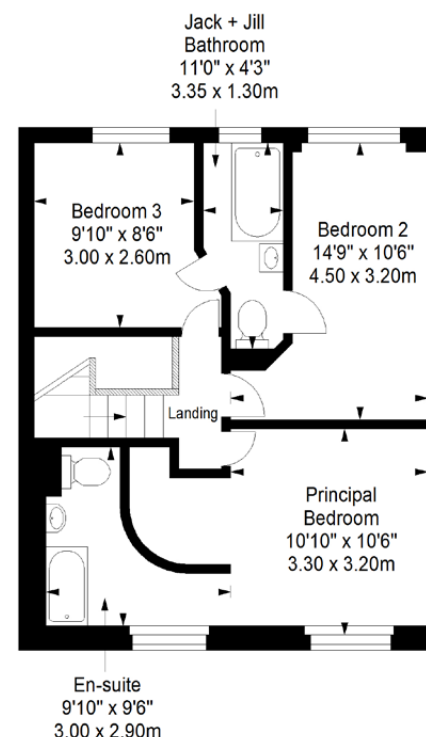
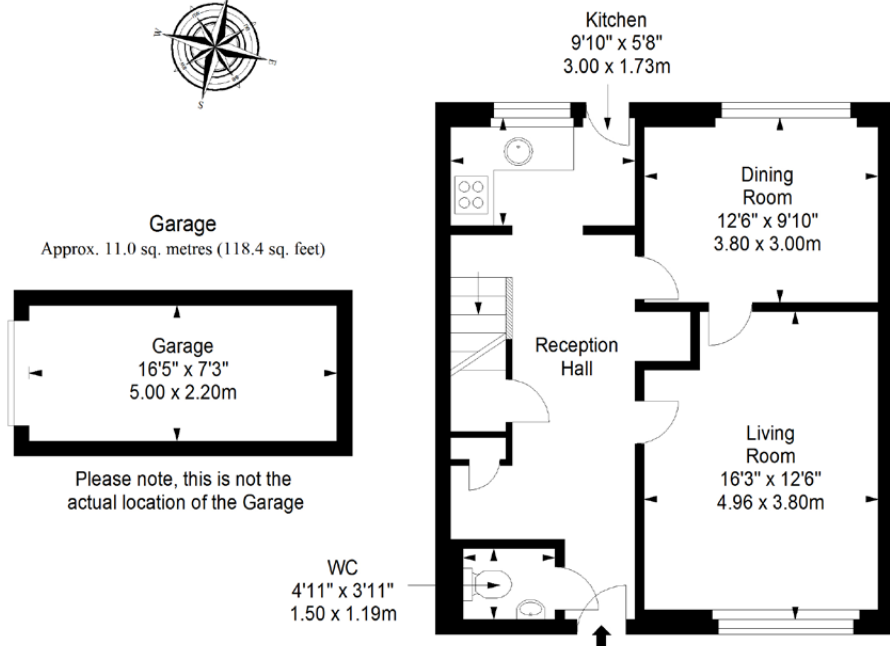
BORDERS

01890 880 008



Ground Floor
Approx. 56.2 sq. metres (604.9 sq. feet)

First Floor
Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)

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