

COULTERS[©]

2/1 CHRISTIAN CRESCENT

, EDINBURGH, EH15 3AE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This is a well proportioned, two bedroom ground floor flat situated at the end of a cul-de-sac which sits peacefully side-by-side with Portobello Golf Course.

The entrance hall leads to a spacious living/dining room which looks over the front lawn. Adjoining the living area is a well-equipped, fitted kitchen that benefits from direct access to the pleasant rear garden. There are two double bedrooms and a bright bathroom with three piece suite, mains hot water shower supplied by the combi boiler and the luxury of underfloor heating.

There are three storage cupboards available. All of the windows are double glazed and there is gas central heating.

KEY FEATURES

-  Ground floor flat on 'no-through' road
-  Private gardens to both front and rear
-  Close to Portobello
-  Two double bedrooms
-  Private driveway
-  Fort Kinnaird and The Jewel shopping nearby



To the front of the property, there is a private gated driveway which provides secure off road parking and a well-kept garden, predominantly laid to lawn with access to an outdoor power socket and mains water tap. At the rear, there is a fully enclosed garden with a south-west aspect, a timber store for handy storage of tools and a further outdoor tap.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items may be available by separate negotiation.



THE LOCAL AREA

Christian Crescent is a quiet no-through road tucked away off Milton Road/ Duddingston Crescent. The property is very conveniently located with Portobello High Street nearby, as well as the popular Portobello promenade and beach. An extensive array of shops, leisure facilities and eateries are available at nearby Fort Kinnaird Retail Park. Recreational amenities nearby include Bannatynes Health Club, Portobello Swim Centre along with Portobello and Duddingston golf courses. It is a short trip out to Queen Margaret University Campus. The A1 is close by providing links to the rest of Edinburgh & the bypass along with a number of bus routes into Edinburgh City Centre and beyond.

GET IN TOUCH



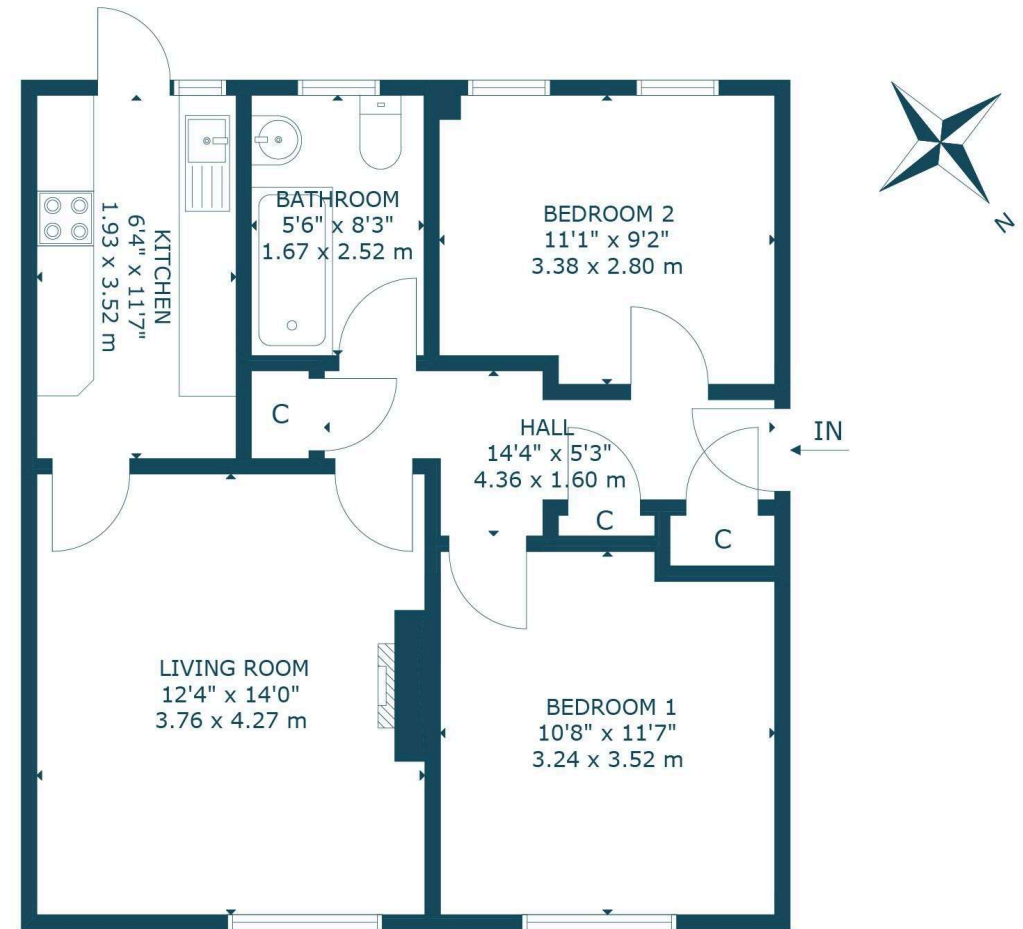
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GROUND FLOOR

2/1 CHRISTIAN CRESCENT, BRUNSTANE, EDINBURGH, EH15 3AE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 611 SQ FT / 57 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.