

45/1 Craigentenny Road

Craigentenny, Edinburgh, EH7 6RL

mhdlaw



1 Public



2 Bed



EPC

“Two bedroom, ground floor flat”



Features

- Spacious Two Bed Ground Floor Flat With Great Potential
- Entrance Hall
- Spacious Living Room
- Separate Kitchen
- Two Large Double Bedrooms
- Bathroom
- Good Storage
- Gas Central Heating
- Double-Glazing
- Well Maintained Private Gardens To Front And Side
- Shared Rear Garden
- Located Close To Shops And Amenities
- An Ideal First-Time Purchase Or Buy To Let Opportunity



DESCRIPTION

Overlooking a sunny south-facing private front garden, this two bedroom ground floor flat benefits from generously proportioned rooms, double-glazing and gas central heating. An ideal first-time purchase or buy to let opportunity.

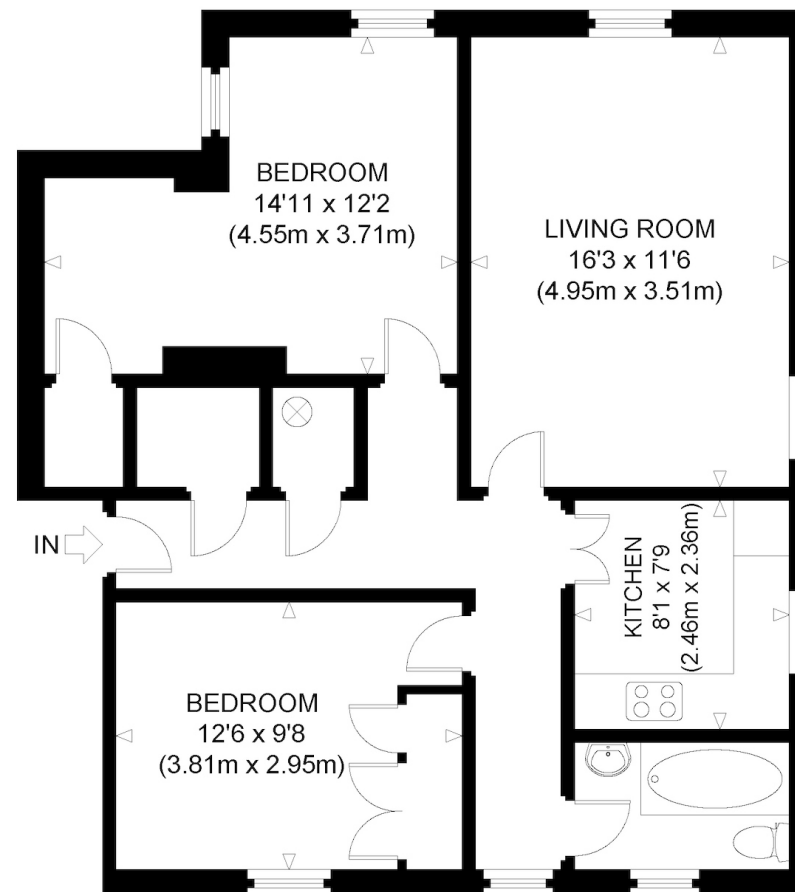
LOCATION

The property is located in the Craigentinny area of East Edinburgh, between Leith and Portobello. There are local amenities opposite the property on Craigentinny Road, including convenience stores, takeaways and a pharmacy and more extensive services, including a large Morrisons, on Portobello Road and at Jock's Lodge. Fort Kinnaird is not too far away and offers a wide array of retail, dining and entertainment options, whilst Portobello is a lovely place to visit for independent shops and cafes, and a walk on the prom. The wide open spaces of Holyrood Park, and Arthur's Seat are within reach and there are a selection of golf courses including Duddingston Golf Club and Portobello Golf Course. For commuters, the nearby A199 Seafield Road provides good motoring access to the City Bypass and adjoining motorways, and there is a selection of bus routes running along Craigentinny Road and Craigentinny Avenue, leading into the city centre.

HOME REPORT VALUE £140,000

COUNCIL TAX BAND B

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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 739 SQ FT / 68.7 SQ M

CRAIGENTINNY ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 739 SQ FT / 68.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Viewing – By appointment, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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