



**27/2 Craigentenny Road**  
Edinburgh, EH7 6NA





# "27/2 Craigentenny Road is a delightful two-bedroom ground floor flat situated in the popular Craigentenny area"

- ENTRANCE STAIR
- SECURE DOOR ENTRY SYSTEM
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- COMMUNAL REAR GARDEN
- ON STREET PARKING





### LOCATION

Craigentinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



### DESCRIPTION

27/2 Craigentenny Road is a delightful two-bedroom ground floor flat situated in the popular Craigentenny area. The location is superb with excellent local amenities, schooling and is a convenient distance from the city centre & surrounding areas. The property would make an ideal home for the first time buyer, young professionals or rental investors. Entrance hall with 2 storage cupboards; bright and spacious living room with feature fireplace; fitted kitchen with base units and integrated appliances; double bedroom one with built-in wardrobes; double bedroom two; and modern bathroom with electric shower over bath. Further benefits are gas central heating, double glazing, communal drying area and unrestricted on-street parking.

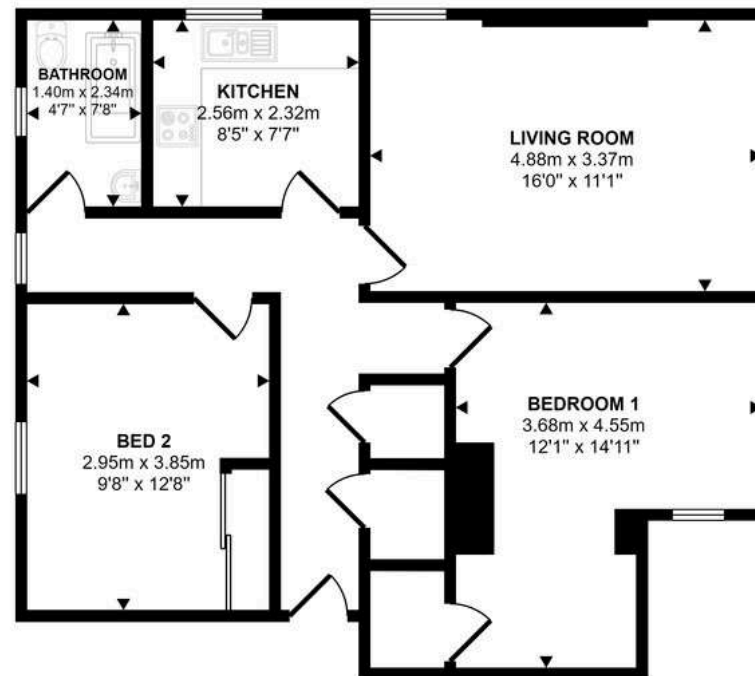
### EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area  
68 sq m / 729 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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