










Offers Over
£160,000

23/2 Telford Drive

Craigeith | Edinburgh | EH4 2NJ

Neilsons are delighted to present to market this fully refurbished ground floor flat, located in a quiet residential street in the popular district of Craigeith. Close to local amenities, transport links and the City Centre, and having the added benefit of private gardens and a garage, this property will undoubtedly appeal to first-time buyers, professionals and investment purchasers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band - A



virtually staged by HOMELi i

Description

In true move in condition, the well proportioned accommodation briefly comprises entrance hallway with good storage, bright dual aspect lounge with gas fire and fireplace, brand new kitchen with a variety of units and co-ordinated worktops, plus a French door opening onto a private balcony and front garden beyond, two bedrooms with the principal having a host of fitted wardrobe space and a door to the rear garden, and a newly installed bathroom with white suite and shower over a jacuzzi bath.

The property further benefits from gas central heating with Hive system, double glazing and there is an alarm system in place. There is a private lockable cupboard in the common stair.

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



Extras

All fixtures and fittings will be included in the sale along with the gas hob, microwave and electric oven, fridge/freezer, dishwasher and washing machine (all brand new).

Gardens and Parking

The property has private gardens to the front and rear, the front being mainly laid to lawn and the rear with a decked area, both of which provide ideal areas for spending time outside in the warmer months. There is also a shared drying green to the rear. The property benefits from a garage, and a long driveway provides off street parking with on street parking also available.

Factoring

The common areas and communal gardens are maintained by Manor Estates Housing Association at a cost of approximately £400 per year and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





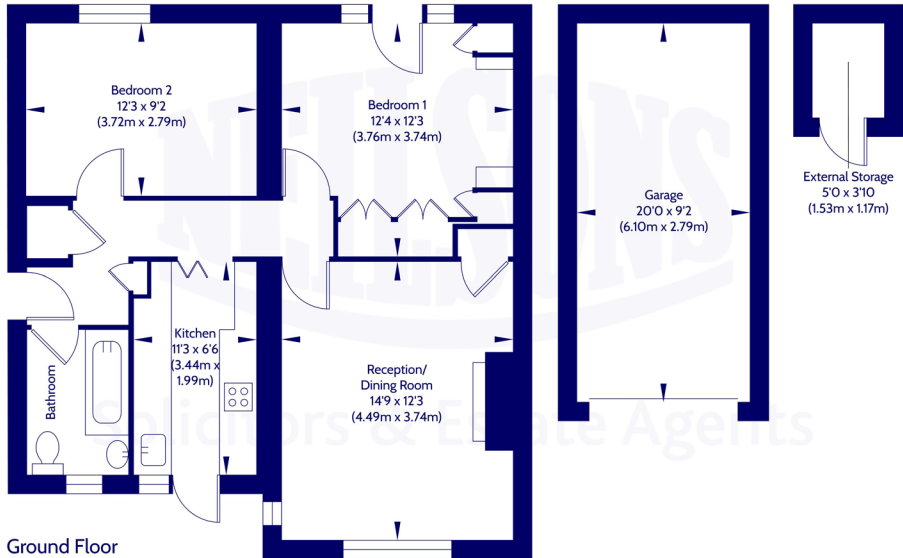
Location

Craighleith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre. For shopping, Craighleith Retail Park is within walking distance and includes many shops and stores including a Sainsbury Supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank on route to the many varied shops, pubs and restaurants at the fashionable Stockbridge area of town which is easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks along the Water of Leith and around Inverleith Pond. The property is also well placed for the main roads west and north out of the City, to the Airport, City By-pass and to the motorway network across central Scotland. In addition, a variety of bus services run to the City Centre and surrounding areas and schooling is available at both primary and secondary levels.





Approx. Gross Internal Floor Area 61.04 Sq M / 657 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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