



GILSON GRAY

LAW • PROPERTY • FINANCE

9/5 STUART CRESCENT

East Craigs, Edinburgh, EH12 8XR



Forming part of an established residential development in the city's East Craigs area, this four-bedroom maisonette is arranged over the second and third/top-floors and is sure to appeal to a wealth of buyers. The property offers an exciting blank canvas for the new owner to put their own stamp on, and it further benefits from access to shared gardens and ample unrestricted parking. The immediate area is home to amenities such as shops for everyday essentials, schools (both catchment schools are within 10 minutes' walk), transport links, play parks, and scenic open spaces.

Extras: Kitchen appliances comprising a cooker and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

FEATURES

- Second and third/top-floor maisonette in East Craigs
- Blank canvas for cosmetic upgrades
- Secure shared entrance and stairwell
- Vestibule and hallway
- Good-sized, east-facing living room
- Bright fitted kitchen
- Four versatile and well-proportioned bedrooms
- Three-piece bathroom with shower-over-bath
- Access to shared gardens
- Ample unrestricted parking







THE MAISONETTE BENEFITS
FROM FOUR DOUBLE
BEDROOMS, SOME WITH
WONDERFUL,
UNOBSTRUCTED VIEWS





EPC RATING:



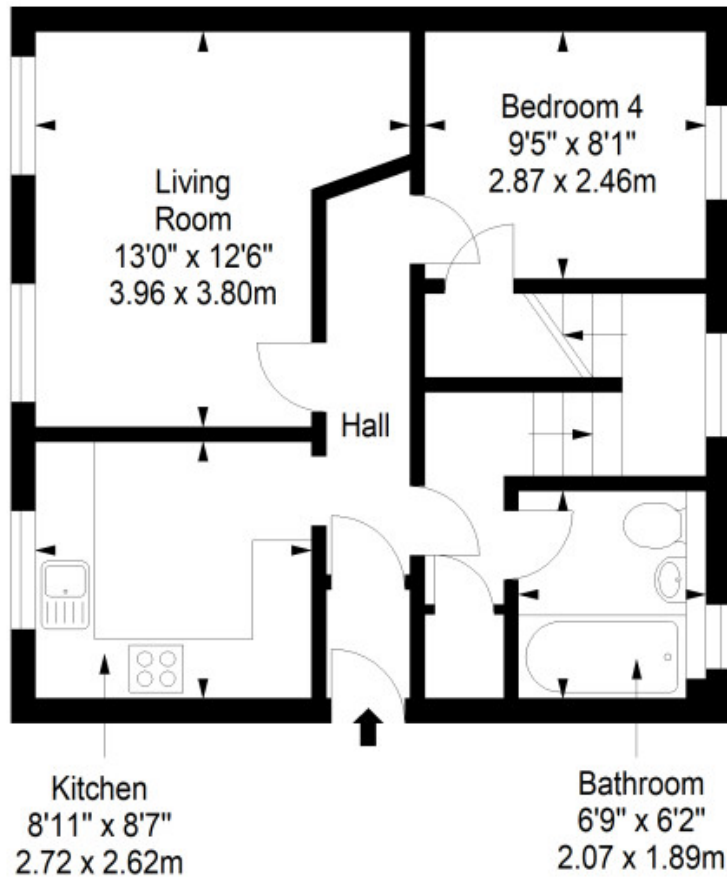
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

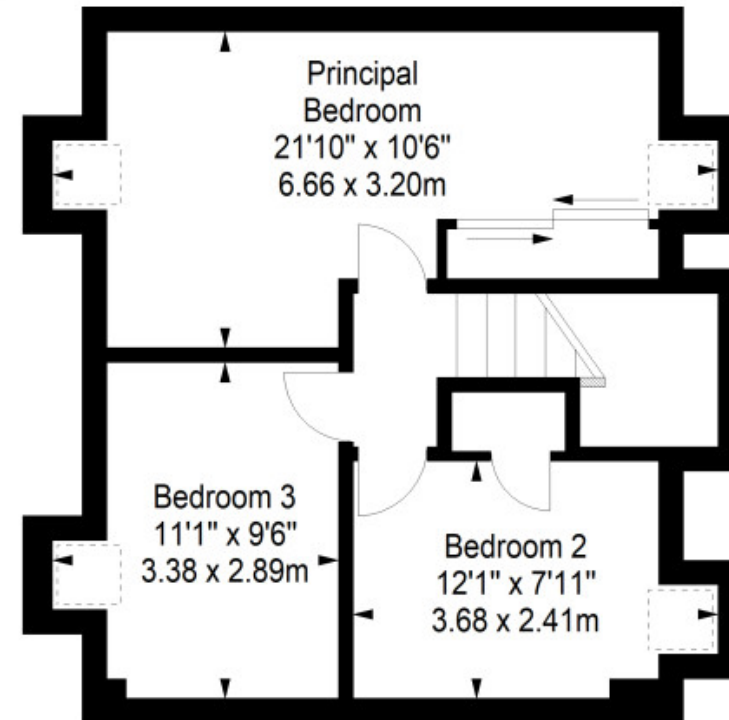
Second Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Top Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 86.2 sq. metres (927.8 sq. feet)



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BORDERS

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