



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**14 STUART PARK**

East Craigs, Edinburgh, EH12 8YD





Enjoying tasteful interiors, modern fixtures and fittings, and an open-plan layout on the ground floor, this two-bedroom end of terrace house is situated within an established residential area of East Craigs. Perfect for first-time buyers, small families, professionals, couples, and rental investors alike, the home benefits from close proximity to nearby amenities such as shops, schools at primary and secondary levels (both within walking distance), transport links, GP, pharmacy and dentist only 5 minutes walk away as well as various parks and children's playgrounds. Extras: Integrated kitchen appliances comprising a double oven, hob, extractor fan, fridge, and freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- End of terrace house in East Craigs
- Tasteful interiors and modern fixtures and fittings
- Entrance hall with built-in storage
- Open-plan living room, dining room, and kitchen
- Versatile conservatory with garden access
- Two double bedrooms (one with excellent built-in storage)
- Attractive, modern shower room
- South-facing, low-maintenance rear garden with shed
- Access to ample private residents' parking













"THIS TWO-BEDROOM END OF TERRACE HOUSE HAS WELL-PRESENTED INTERIORS WITH TASTEFUL DECOR AND A MODERN KITCHEN."









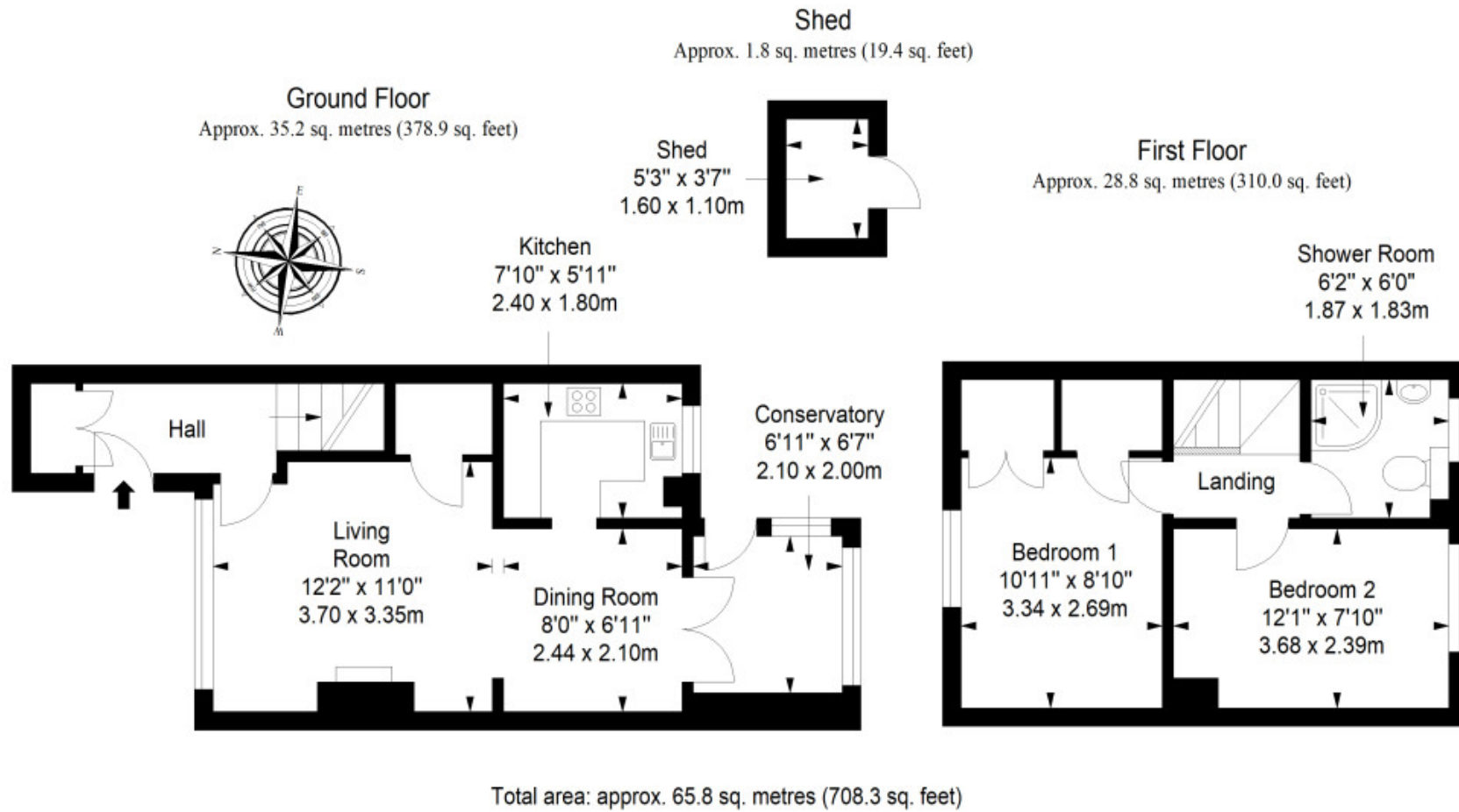
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.