



2/6 Maidenraig Court
Blackhall, Edinburgh, EH4 2BQ

CALL US ON 0131 447 4747

2/6 Maidencraig Court, Blackhall, Edinburgh, EH4 2BQ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with storage.
- Good-sized living room/dining room with west facing balcony.
- Kitchen with appliances & storage.
- Door with access to rear stair & refuse chute.
- Two good-sized double bedrooms, one with fitted wardrobes.
- Bathroom with shower.
- Communal gas heating system.
- Gas-fired hot water system (Boiler still under warranty)
- Double glazing.
- Communal gardens.
- Residents' parking.



GENERAL DESCRIPTION

A second-floor flat, forming part of an established small development in the highly regarded Blackhall district of the City, a short journey to the City Centre. There is a good range of local amenities nearby and although requires some upgrading, this property offers great potential and would be an ideal purchase for a first-time buyer or perhaps for letting purposes.

NOTE

Prospective buyers should be aware that the communal heating system will be decommissioned in the future. The seller will not take any responsibility for this and the future buyer should satisfy themselves as to the cost implications to them. The gas boiler within the property can easily be adapted to serve modern radiators, the boiler has been serviced annually and has 5 years left under warranty.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

A popular residential area to the northwest of Edinburgh's city centre, Blackhall has excellent local amenities, schooling, and tranquil leafy spaces. Craigmyle Retail Park is just a few minutes' walk from the property, it has a good range of shops including a Sainsburys, Lidl & Marks & Spencer. There is a Waitrose (15 minute walk), cafés, restaurants and independent retailers in neighbouring Comely Bank and Stockbridge (25 minute walk). Further retail amenities including a café, pharmacy, and newsagent, are available in Blackhall and Davidson's Mains. Roseburn Path is minutes away giving easy access to the lovely walks and cycles that lead from there. Ravelston Park and Hillpark Wood are a short distance away, and the Ravelston and Murrayfield Golf Clubs, Blackhall Lawn Tennis Club, PureGym, Westwoods, The Village Health Clubs are all easy to get to on foot or by car/bike. Regular day and night bus (N43) services take you to and from the city centre in under 15 minutes. Edinburgh Airport, Haymarket Train Station (25 minute walk via Roseburn Path), the city bypass, and M8 are all accessible.

FACTORING NOTE

The block is maintained by Edinburgh Council at an approximate charge of £1,600 per annum. This covers the central heating costs for the flat, maintenance of the communal heating system, lift, communal gardens and parking area and stair.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. ALL FURNITURE WITHIN THE PROPERTY IS AVAILABLE IF NEEDED.

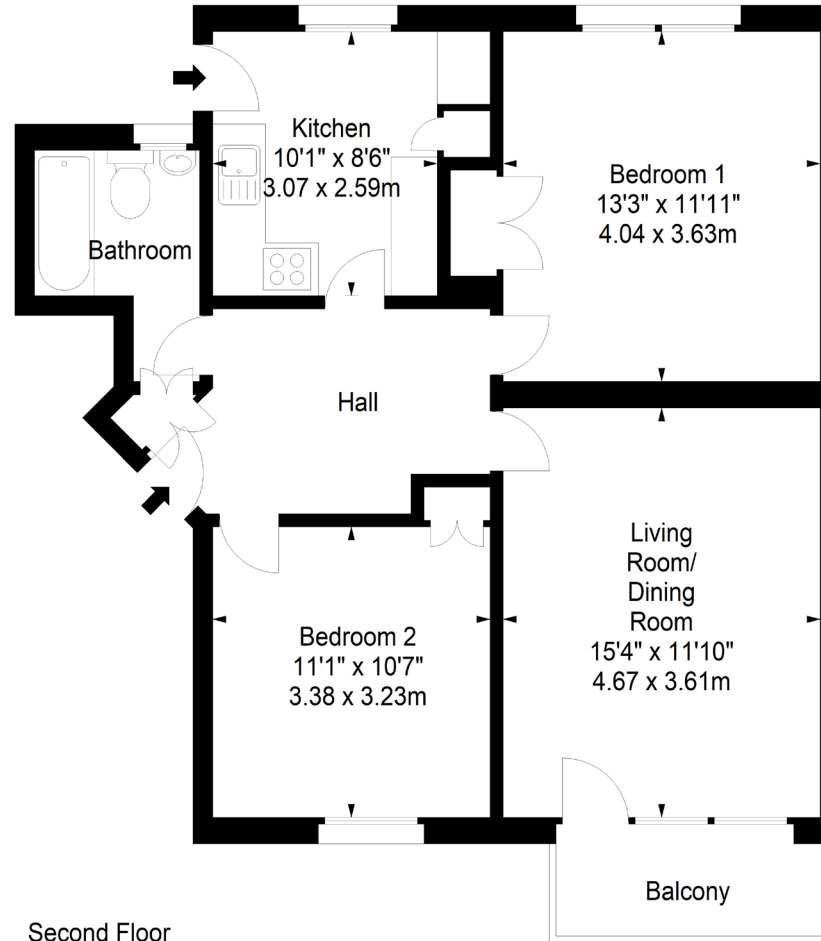
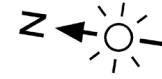




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Approx. Gross Internal Area
743 Sq Ft - 69.02 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.