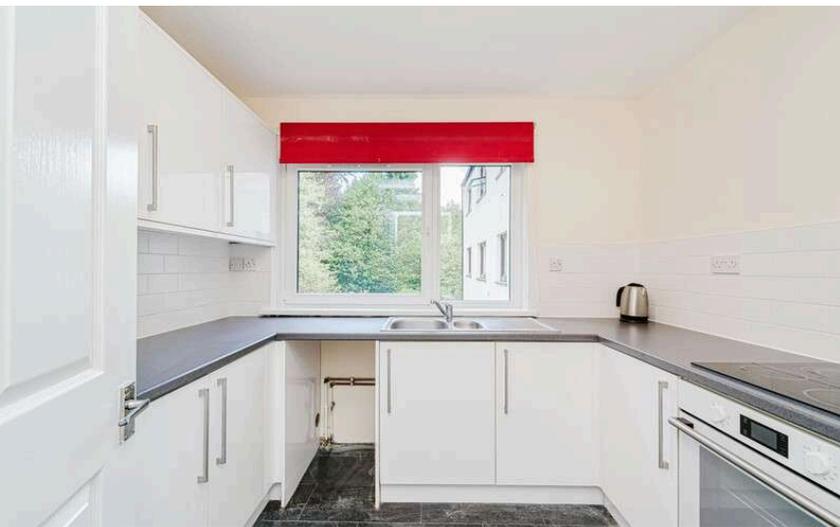


COULTERS[©]

3/5 CRAIGLEITH ROAD

CRAIGLEITH, EDINBURGH, EH4 2DL

 2BED  1 BATH  1PUBLIC



TAKE A LOOK INSIDE

3/5 Craigleith Road is a well-presented 2-bedroom flat situated on the first floor of a semi-modern building. The development is set back from the road and benefits from peaceful surroundings, a secure entrance with door entry system and private off street parking.

Internally the accommodation comprises - a hallway with three storage cupboards (one of which is plumbed for a washing machine); a lovely dual aspect, east-west facing sitting room with dining area; a modern kitchen with ample work surfaces and cabinets; two double bedrooms each with built-in wardrobes; and a contemporary shower room. The property has been well-looked after and with neutral décor and fittings, offers a buyer the perfect blank canvas.

The property has modern electric heating and double glazing throughout.

KEY FEATURES

-  First floor flat in peaceful setting
-  Two double bedrooms with built-in wardrobes
-  Well-kept communal grounds
-  Residents' car park
-  Short stroll to Comely Bank & Stockbridge
-  Excellent bus service into the city centre



Well-kept communal grounds surround the property and there is a car park for residents.

The factor for the development is Fior Asset and Property and a monthly payment of approximately £65 is required to cover buildings insurance, stair cleaning and gardening.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.

THE LOCAL AREA

Craigleith is situated northwest of the city centre with excellent local amenities and only a short journey from Edinburgh's West End & cosmopolitan Stockbridge. Craigleith Retail Park is within close proximity offering several retail shops including a Sainsbury's & Lidl supermarkets, Marks and Spencer, Boots and Homebase. The Water of Leith Walkway, cafés and boutiques of Stockbridge, Waitrose at Comely Bank, the Gallery of Modern Art, and the West End are within walking distance from the property. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens and enjoyable walks can be taken on Corstorphine Hill.

The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. Both public and private sector schools in the immediate area include, Flora Stevenson Primary, Broughton High, Fettes College, Stewart's Melville, Mary Erskine's, St George's School for Girls and The Edinburgh Academy. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Stations are easily accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks.

GET IN TOUCH



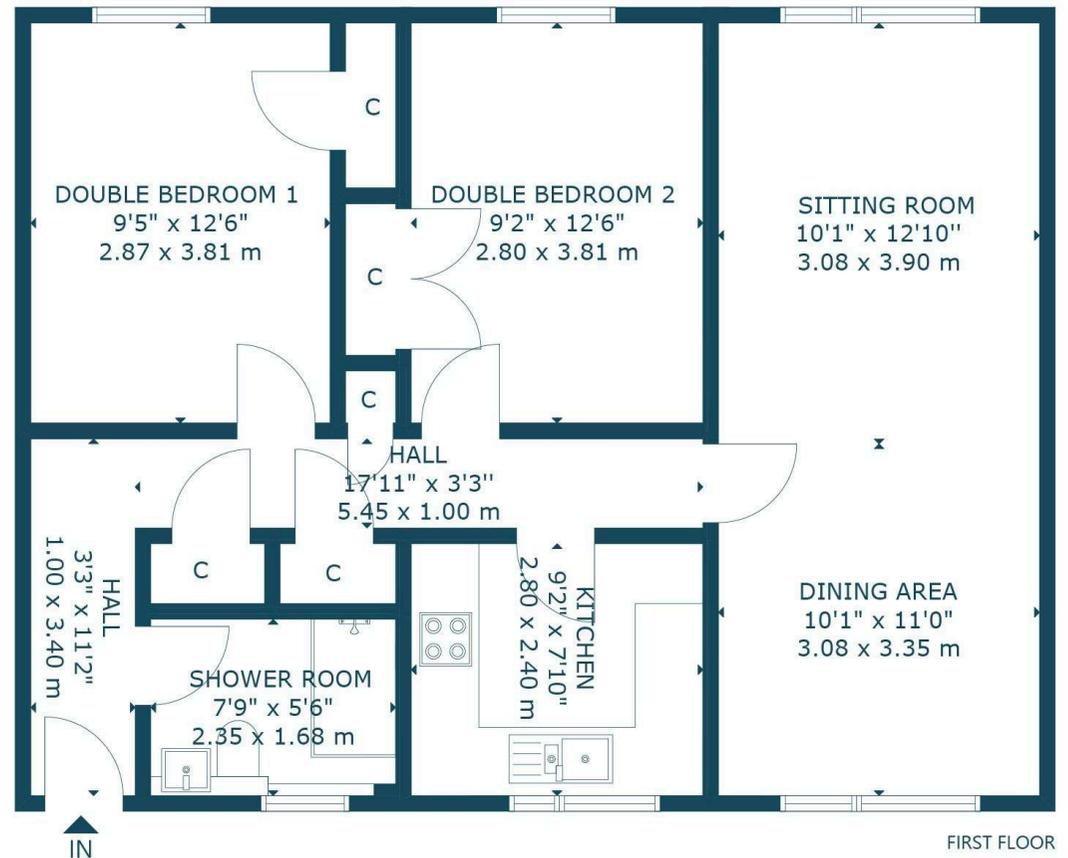
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3/5 CRAIGLEITH ROAD, COMLEY BANK, EDINBURGH, EH4 2DL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 767 SQ FT / 71 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.