



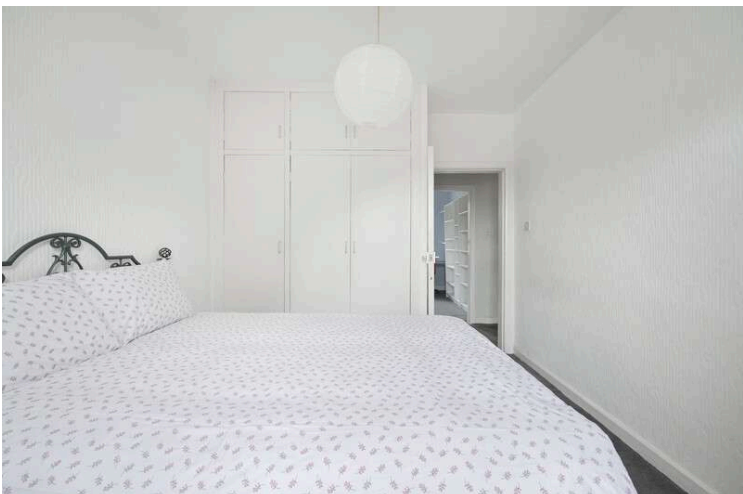
9/4 Craigentiny Road, Edinburgh, EH7 6LY

www.mcdougallmcqueen.co.uk



Welcome to Craigentiny Road, this first floor two bedroom apartment offers bright and spacious accommodation, ideally suited to the first time buyer, small family or investment opportunity. The property further benefits from a secure entry system, private garden to the rear along with a shared drying green, unrestricted on street parking is available. The property is conveniently located in the popular Craigentiny area of Edinburgh close to many local amenities and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Front facing living/dining room.
- Kitchen equipped with a range of wall and base units, white goods included in the sale.
- Rear facing double bedroom with twin windows.
- Further double bedroom front facing with built in storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Single glazed windows.
- Gas central heating.
- Private garden to the rear.
- Shared drying green.
- Secure entry system.



Location

Lying north-east of Edinburgh, the suburb of Craightinny is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much loved sandy seafront. The area is in easy reach of numerous well stocked shopping facilities including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craightinny Bowling Club and Golf Course will no doubt appeal to bowling and golf enthusiasts. Craightinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

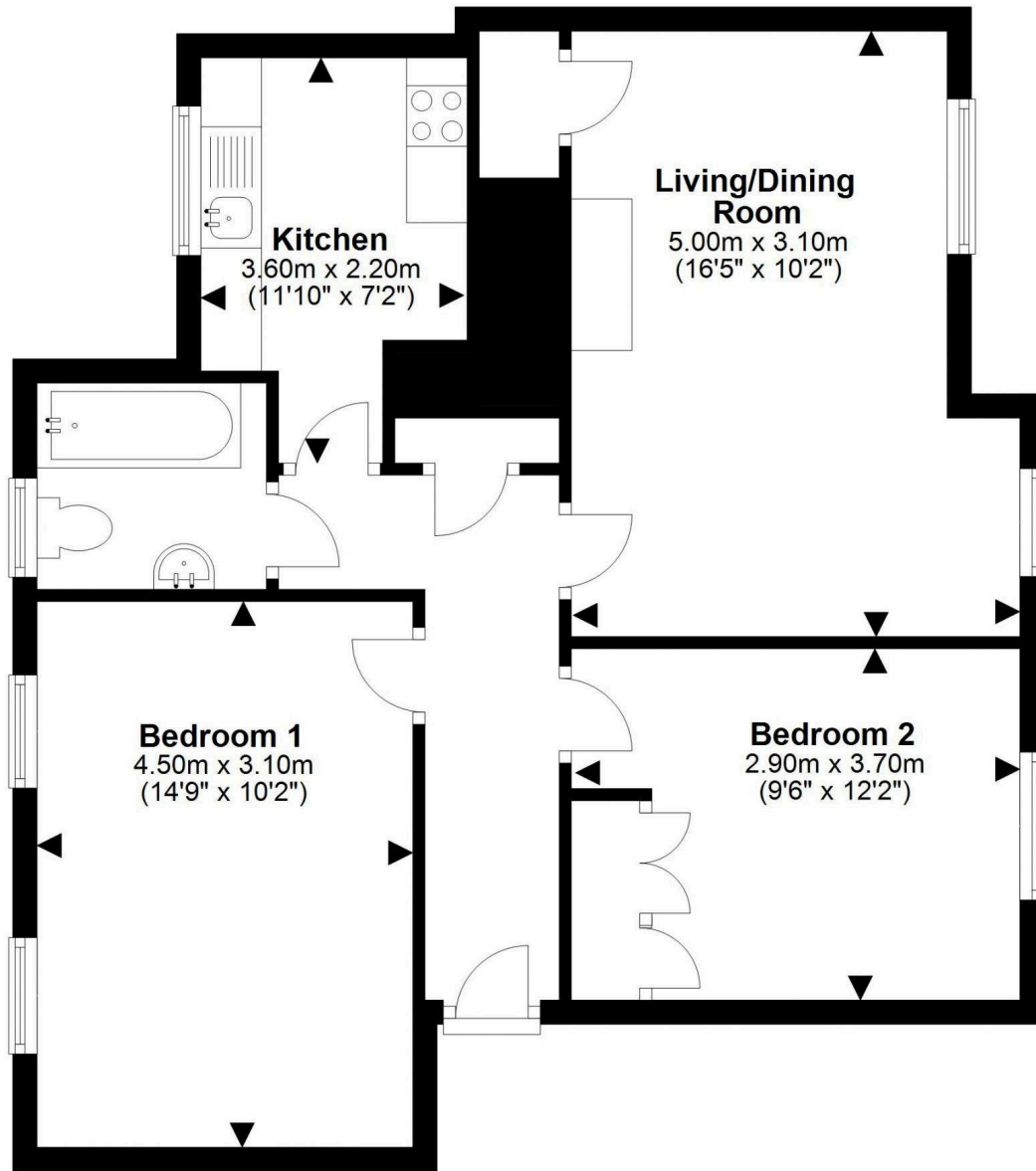
Extras

The kitchen appliances, curtains and fitted floor coverings are included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

