










Offers Over
£135,000

16/2 Craigentenny Road

Craigentenny | Edinburgh | EH7 6LU

This spacious and bright ground floor flat with private garden to front, is pleasantly located within the popular Craigentenny area of Edinburgh, close to a host of fantastic amenities and commuting links. The property which now requires upgrading/modernisation provides excellent potential to create a fine home.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private Front Garden
-  EPC Rating – D
-  Council Tax Band – B



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned twin-windowed lounge/dining, fitted kitchen pleasantly overlooking the rear, light and airy principal bedroom, second good sized bedroom with fitted wardrobes and bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine and fridge/freezer. Please note the white goods will be sold as seen.

Gardens & Parking

To the front lies a private garden together with a communal garden to rear. Ample on-street parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





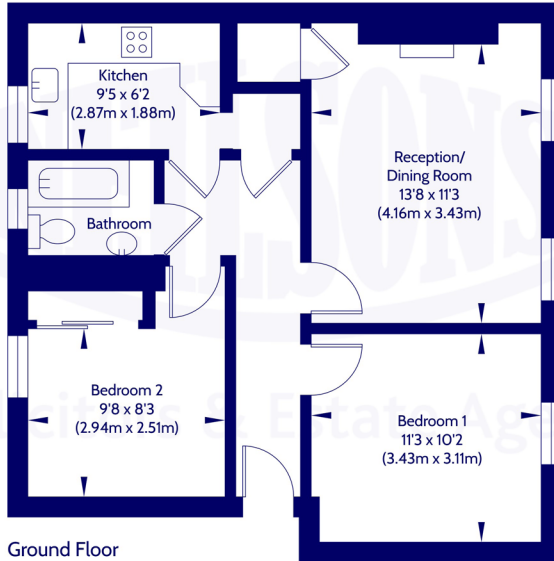
Location

Craigentinny is a popular residential area located to the east of Edinburgh. There are good local shopping facilities, schooling for all ages, and regular bus services provide access to most parts of the city. A large Morrisons supermarket is a short walk away. Close by is Meadowbank Retail Park and the shops of Portobello High Street, while a little further afield is Asda at The Jewel and Fort Kinnaird with its selection of high street stores. Portobello beach and promenade is also within easy walking distance. Access to Edinburgh City Centre is found on all the major bus routes, with Ocean Terminal and the fashionable Shore area of Edinburgh also within easy reach.





Approx. Gross Internal Floor Area 56.3 Sq M / 606 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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