


COULTERS[©]

44/11 SEAFIELD ROAD

CRAIGENTINNY, EDINBURGH, EH6 7LQ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

44/11 Seafield Road is an immaculately presented and generous one bedroom second floor flat forming part of a tradition tenement which is positioned in Craightinny and within walking distance of leafy Leith Links.

KEY FEATURES



Immaculately presented second floor flat.



Spacious double bedroom.



Close to Leith Links and Water of Leith walkway.



Unrestricted on street parking.



Within walking distance of The Shore.



Within a short drive of Portobello Beach.





The property comprises of an open plan kitchen/sitting room. The newly installed modern kitchen has a range of wall and floor mounted cabinets, breakfast bar with seating for two people and integrated appliances including fridge, electric oven, induction four ring hob and extractor hood. The bright generous double bedroom and three piece partially tiled bathroom complete the accommodation.

The property further benefits from electric panel radiator system, double glazing, secure door entry system and communal shared garden.



THE LOCAL AREA

Craightinny is a charming residential area located to the east of Edinburgh's City Centre. Local shopping can be found on Craightinny Road including a pharmacy and convenience store. Portobello, which is within walking distance offers a large range of shopping facilities including an Aldi supermarket and many other amenities such as cafes, restaurants, bank, bakery and beauty salons. Portobello's famous Promenade and Beach are also within easy reach as are the swimming pool and Tumbles Gym. The area benefits from fantastic schooling nearby. Craightinny has fantastic bus links into the City Centre of Edinburgh.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



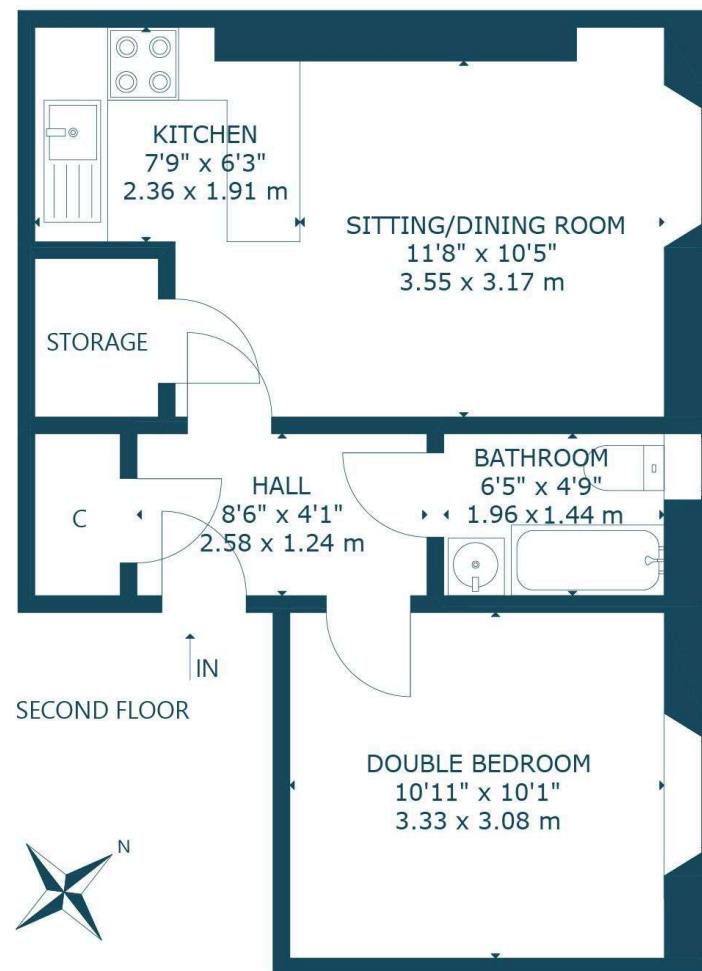
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 423 SQ FT / 39 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.