










Offers Over  
**£150,000**

## 15/3 Craigentenny Road

Craigentenny | Edinburgh | EH7 6LZ

This recently upgraded first floor flat, enjoying open views over Craigentenny Golf Course offers an ideal first time buy. The property has superb transport links and local amenities and is within easy reach of Portobello Beach as well as the hustle and bustle of Leith.

-  2 Bedrooms
-  1 Public Room
-  1 Shower room
-  Private garden area  
Shared drying green
-  Free on street parking
-  EPC Rating – C
-  Council Tax Band – B



## Description

Accessed via a secure entry system and well-kept communal stair, at the first floor the front door opens to a welcoming hallway with generous built-in storage space and attractive solid oak flooring which continues through to the reception/dining room. The twin windowed reception room is to the front of the building has been much enhanced by the installation of a log burner, creating an attractive focal point and making the whole property easy to heat in the cooler months. There is ample room for both living and dining furniture. The bright fitted kitchen is to the rear and enjoys an open view to the golf course. There are a good range of fitted wall and base units with the cooker, washing machine and fridge freezer also included in the sale. There are two good-sized double bedrooms with the principal bedroom to the rear enjoying the golf course view and having ample built-in wardrobe space. A stylish, recently refitted shower room completes the accommodation with modern white suite, dual head shower, vanity storage and attractive ceramic tiling. Benefits on offer include full modern upvc double glazing and gas central heating from a Worcester combi boiler.





## Extras

All fitted floor coverings, curtain poles and the kitchen appliances are to be included in the sale along with the large timber shed in the garden.

## Gardens and Parking

The property benefits from an area of private garden, located to the rear of the building, which is predominantly laid to lawn with paved pathways leading to a large timber shed which offers excellent secure storage for bikes, garden furniture and equipment. A generous communal drying green is also laid to lawn with pathways and clothes drying facilities. Ample free on street parking is available to the front along with a conveniently placed Sustrans secure bike locker, with spaces available to hire.

## Viewing

Please contact Neilsons 0131 625 2222.





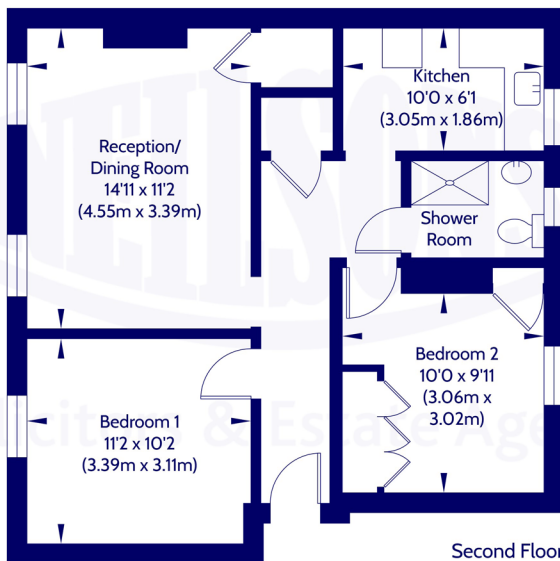
## Location

The established residential district of Craightinny lies to the east of Edinburgh City Centre and is ideally placed for access both in to the city and out to Edinburgh's seaside district of Portobello. Local shops and services provide for day to day needs with nearby supermarkets at both Meadowbank Retail Park and Piershill. Regular local bus services provide swift access to the city centre and surrounding areas, and by car the A1 and City Bypass are within easy reach. Local schooling is provided within walking distance from nursery to high school level.





Approx. Gross Internal Floor Area 57.77 Sq M / 622 Sq Ft.



Second 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.



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