



21/4 Christian Crescent
Edinburgh, EH15 3AD



"Christian Crescent is a one bedroom first floor flat, situated in a quiet cul-de-sac in the highly sought after Brunstane district "

- COMMUNAL STAIRWELL
- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- STUDY / STORE ROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- SHARED DRYING GREEN
- TWO EXTERNAL CUPBOARDS
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs.

DESCRIPTION

Christian Crescent is a well presented, one bedroom first floor flat situated in a quiet residential cul de sac within the highly sought-after district of Brunstane. Offered in move-in condition, the property would be an ideal first time purchase or buy to let investment.

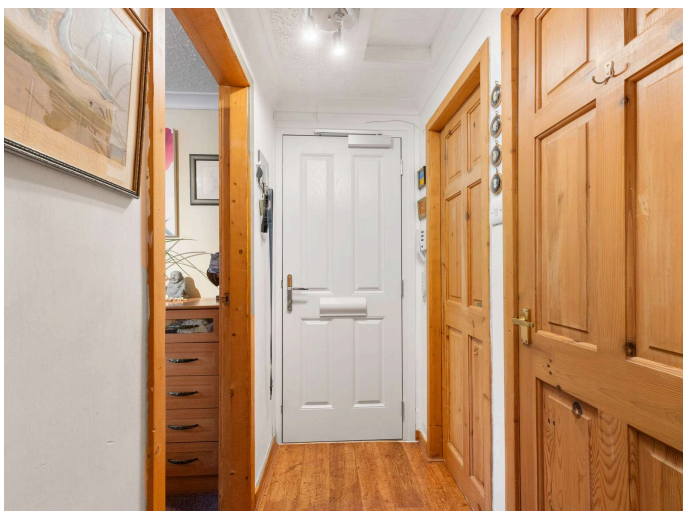
Entered through a well maintained stair, shared with only 3 other flats, the accommodation comprises: welcoming entrance hall with cupboard off; well proportioned living room; kitchen with integrated gas hob, electric oven and fridge freezer; bright and generously sized double bedroom with twin windows; study / store room with window and contemporary shower room with electric shower. Further benefits include: gas central heating; double glazing; private section of rear garden; shared drying green; two private storage cupboards located in communal stairwell; unrestricted on street parking; excellent local amenities and great transport links.

The energy efficiency rating for this property is band C

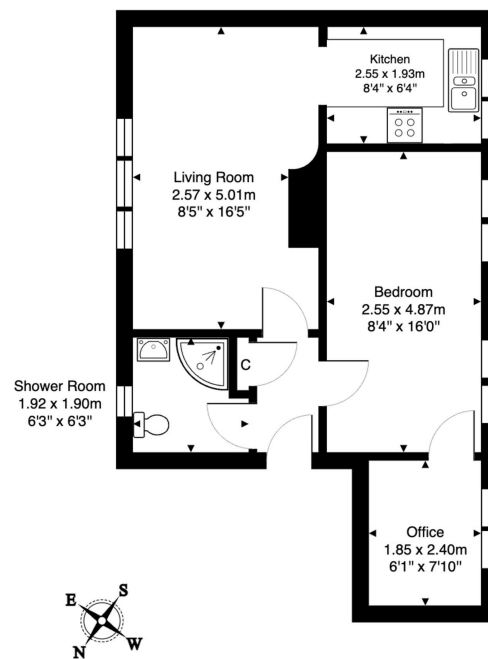
Council tax

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



21/4 Christian Crescent, Edinburgh, EH15 3AE



Total Area: 44.3 m² ... 477 ft²

All measurements are approximate and for display purposes only.

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

ZOOPLA

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

A ANNAN
SOLICITORS & ESTATE AGENTS