

4/6 Christian Grove Edinburgh, EH15 3AG

FIXED PRICE £155,000



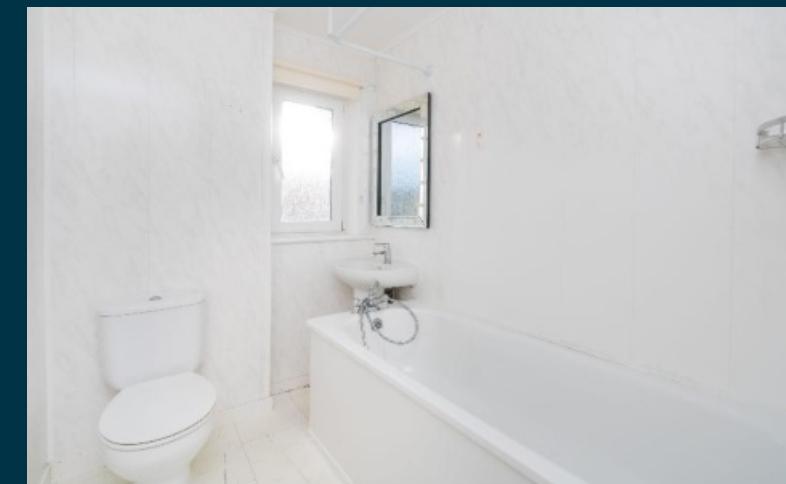
- Spacious 2 bed top floor flat
- Separate fitted kitchen
- Two double bedrooms and bathroom
- Gas central heating and double glazing
- Shared garden space
- Excellent bus services and near cycle network
- On street parking
- EPC C

Description

This superbly sized two-bedroom top-floor flat offers an excellent opportunity for first-time buyers or those seeking a lucrative buy-to-let investment. Boasting an impressive 61 sqm of well-designed living space, this bright and airy property provides a comfortable living environment.

The flat features a generously sized living room, perfect for relaxation and entertaining, along with a separate fitted kitchen equipped with ample storage and workspace. Both bedrooms are well-proportioned doubles, offering plenty of space for furnishings and storage. The bathroom is well-appointed, providing a clean and stylish space to unwind.

To the rear of the building, residents benefit from a shared, sheltered garden area. This property is an excellent choice for those looking to step onto the property ladder or expand their investment portfolio.





Central Heating and double glazing

Gas central heating and is complemented by UPVC double glazing.

Garden

The property has access to a shared garden space

Location

Christian Grove forms part of a mature estate which is set back from Duddingston Crescent and very close to the modern Portobello High School and golf course. It is ideal for commuters being right on a well-served bus route and beside Milton Link and Brunstane Rail Station (less than half a mile). The Jewel, large Fort Kinnaird Retail Park at Newcraighall, Portobello beach and Musselburgh are minutes away. It is also extremely convenient for Major City Centre attractions are a short drive away (5 miles).

Council Tax and EPC

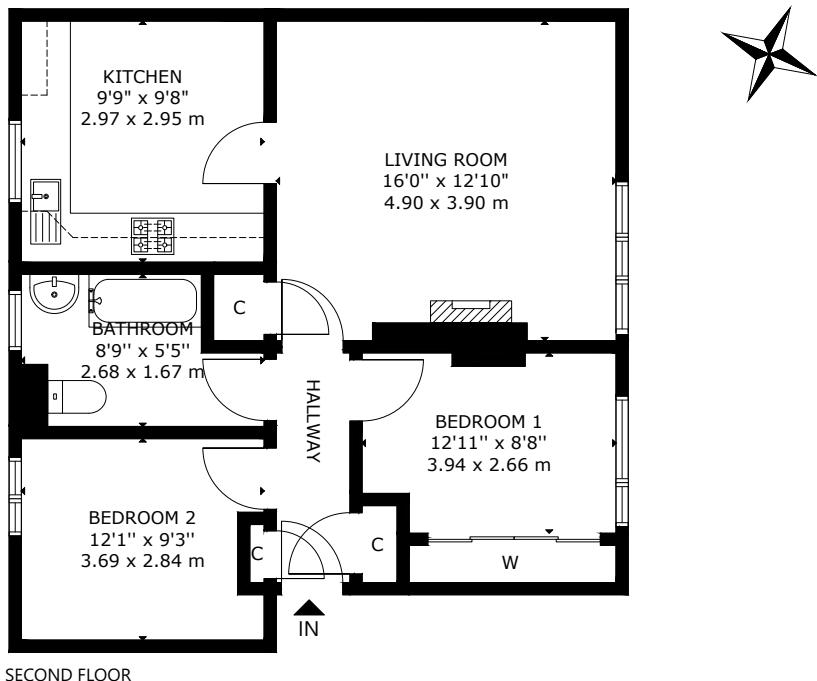
It is in Council Tax band B and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £155,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment with the Agent telephone 0131 229 3399.



4/6 CHRISTIAN GROVE, EDINBURGH, EH15 3AG

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 561 SQ FT / 52 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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