



1/2 Telford Grove  
Craigeleigh, Edinburgh, EH4 2UL





## Ground floor flat in the popular Craigmyle area, close to the Western General Hospital

- Sitting room with patio doors
- Kitchen/breakfast room
- Principal bedroom with en-suite
- Second double bedroom
- Bathroom with 3-piece suite
- Ideal for a first-time buyer
- Secure underground parking space
- Private patio & shared garden ground
- Secure entryphone system
- Gas central heating & double glazing



**Offers Over: £215,000**

**EPC Rating: C**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

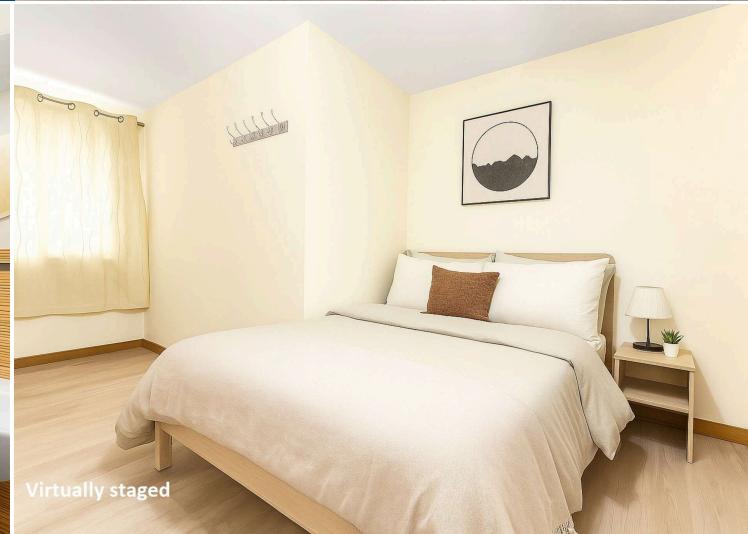
# About the Property

Located within a modern development in the popular Craigleath area, this 2 bedroom ground floor flat is ideal for a first-time buyer or professional couple. Internally the property is bright and spacious with neutral decor throughout. Patio doors in the sitting room open to a private patio, which leads to well-kept shared garden ground.

Further benefits include gas central heating, double glazing & allocated underground parking.

## Management

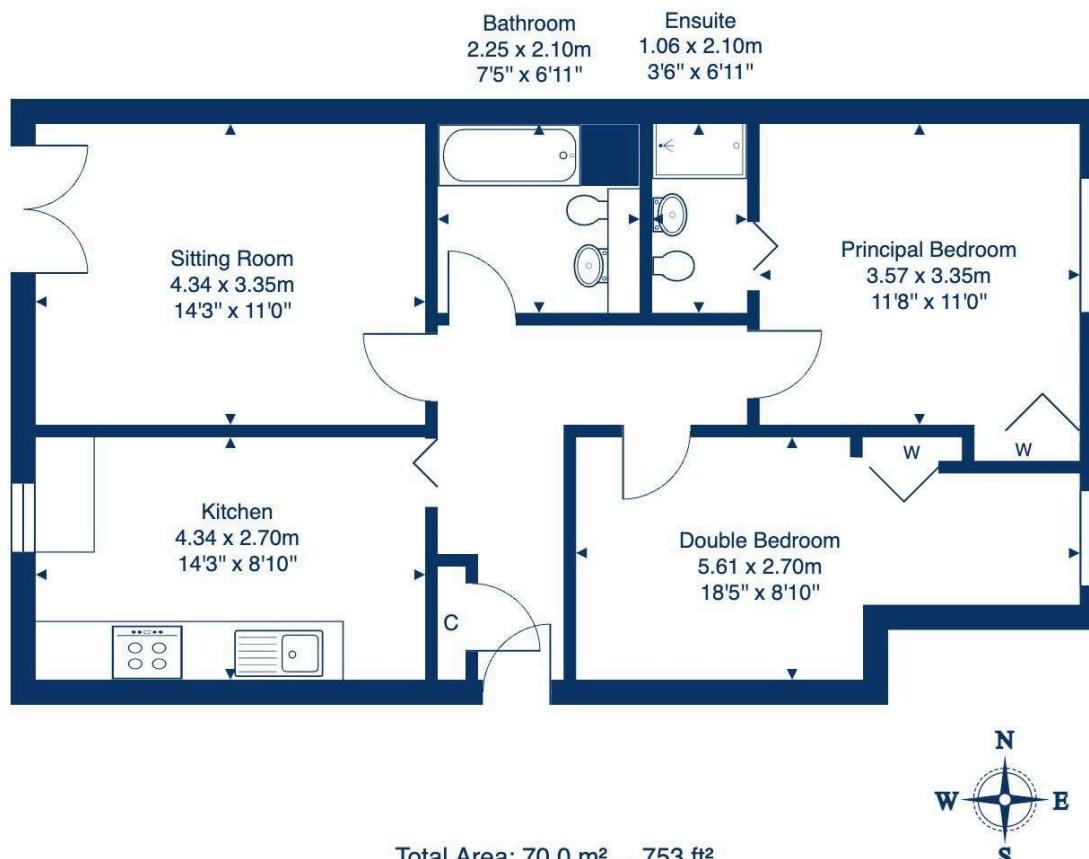
The development is factored by Myreside Management with an approx.. cost of £300/ quarter covering buildings insurance and maintenance of communal areas.



## Location

Craigeith is situated north west of the city centre with excellent local amenities and only a short drive from Edinburgh's West End and Stockbridge. Craigeith Retail Park is within close proximity offering shops including a Sainsbury's, Marks and Spencer and Boots. The Water of Leith Walkway takes you to the cafes and boutiques of Stockbridge, the Gallery of Modern Art and the West End. Ravelston and Murrayfield golf courses, Inverleith Park and the Royal Botanic Gardens are nearby, as is Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Lothian & Borders Police HQ. There are bus routes into the city centre; Haymarket rail station, and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Forth Road Bridge and central motorway network. Excellent schools in both the state and private sectors are easily accessible.

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## Extras

To include all fitted flooring, carpets, curtains, blinds, light fixtures, oven, hob, washing machine, dishwasher and fridge/freezer in the sale.



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