



# 41/3 Craigentinny Road

Craigentinny, Edinburgh, EH7 6RL



VMH ESTATE AGENTS





## First floor flat in the Craigentenny area, ideal for a first time buyer.

- Sitting room
- Kitchen
- 2 double bedrooms
- Shower room with 3-piece suite
- Secure entryphone system
- Communal rear garden
- Unrestricted on street parking
- Ideal for a first-time buyer
- Requires a degree of modernisation
- Gas central heating & double glazing



**Offers Over: £145,000**

**EPC Rating: B**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**



# About the Property

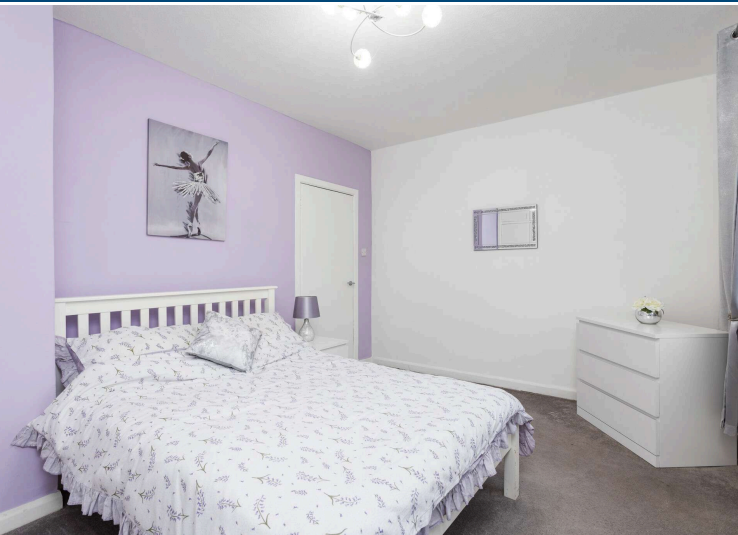
This first floor flat is located in the popular Craigentenny area to the north-east of the city centre.

The property requires a degree of modernisation but would be an ideal home for a first-time buyer.

Further benefits include gas central heating, double glazing and a communal rear garden.

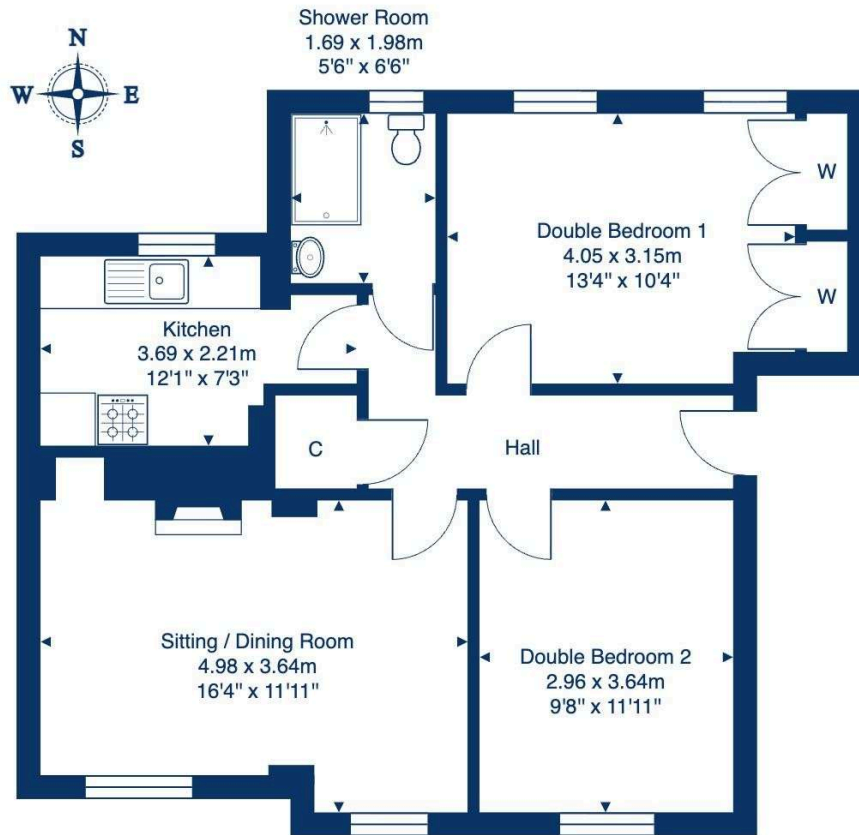
## Extras

To include all fitted flooring and carpets, curtains, curtain rails, blinds, gas cooker, fridge/freezer and washing machine.





**41/3 Craigentinny Road, Edinburgh, EH7 6RL**



**First Floor**

Total Area: 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Location

Lying north-east of Edinburgh, the suburb of Craigentinny is located less than three miles from the city centre. The area is in easy reach of numerous shopping facilities, including Meadowbank Shopping Park and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craigentinny Golf Course will no doubt appeal to golf enthusiasts. Craigentinny enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network, as well as the Edinburgh Royal Infirmary.





VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

**☎ 0131 622 2626**

**✉ [property@vmh.co.uk](mailto:property@vmh.co.uk)**

**🌐 [vmh.co.uk](http://vmh.co.uk)**

**📄 DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.  
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.