



FLAT 4 TELFORD COURT

Craigeith, Edinburgh, EH4 2SB



1

Public Room



2

Bedrooms



2

Bathrooms



89/4 TELFORD ROAD

Set within a small development of 11 flats with an exclusive allocated parking space and shared access to well-maintained gardens, this ground-floor flat is an appealing option for professionals, small families, and downsizers. The home comprises two double bedrooms with storage (one accompanied by an en-suite shower room), a bathroom featuring a shower-over-bath, and a comfortable living/dining room and stylish kitchen, both enjoying a south-facing aspect. Attractive French windows with Juliet balconies feature in the reception room and principal bedroom. The flat further benefits from a convenient city location, served by excellent bus connections, major road links, well-regarded schools, and a wealth of amenities at nearby Craigleith Retail Park.







B
EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern development with a convenient city location
- Ground-floor flat with a south-facing aspect
- Communal vestibule and secure entry system
- Spacious entrance hall with storage
- Comfortable living/dining room with French windows
- Bright and stylish kitchen
- Principal bedroom with French windows, storage, and en-suite shower room
- Second double bedroom with storage
- Bathroom with shower-over-bath
- Maintained communal gardens
- An exclusively allocated parking space







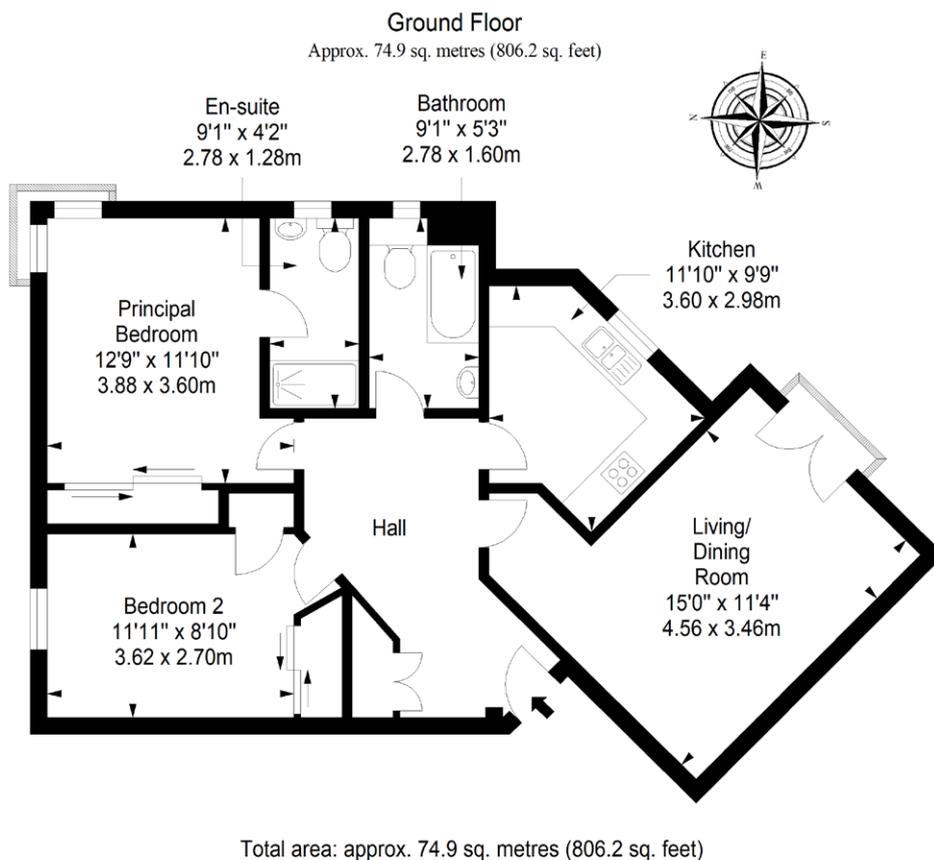
Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Factor: The factor is managed by Hacking & Paterson at an approximate quarterly cost of £57.00 + VAT.



CRAIGLEITH

The leafy district of Craigleith lies northwest of Edinburgh, in close proximity to the city centre as well as a host of beautiful open spaces such as Ravelston Woods, Inverleith Park, and Cramond's scenic seafront. The Royal Burgess Golfing Society offers a prestigious course for golf enthusiasts, whilst local indoor sports facilities can be found at Ainslie Park Leisure Centre, boasting a swimming pool, gym, fitness class studio, and sports hall. Excellent local shopping amenities include those at Craigleith Retail Park, which hosts a Sainsbury's superstore alongside a range of high street retail outlets. Neighbouring Comely Bank and Stockbridge are renowned for their eclectic array of independent shops, delis and boutiques, as well as charming cafés, pubs, and eateries. Craigleith promises superb state schooling options, and the area is also surrounded by some of the capital's finest private schools. In addition to excellent public transport services into the city centre, Craigleith is a popular choice for those commuting further afield with swift road links to Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport, and the M8/M9 motorway networks.



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