

**Fraser
& Brooks
Co W.S.**

Solicitors, Notaries Public
and
Estate Agents

**79/2 TELFORD ROAD
EDINBURGH
EH4 2SB**



Whilst it requires some modernisation and cosmetic upgrades, this two-bedroom apartment in Edinburgh's popular Craigeith presents a superb opportunity for a first-time buyer or investor.

Entered on the ground floor of a mid-terrace apartment building the welcoming hallway leads you to a south-facing sitting room. Flooded with natural light from a large picture window, the tasteful interior includes wood-inspired flooring and a living flame fireplace. Adjacent the good-sized kitchen features ample wall and floor units, worktop space and room for freestanding appliances. Two generously proportioned and bright double bedrooms share access to a family bathroom complete with a bath, WC, and washbasin.

There is ample on-street parking.

VIEWING: TELEPHONE SOLICITORS ON 0131 2256226

Key features

- Two-Two-bedroom apartment
- South-facing sitting room
- Good-sized kitchen
- Two double bedrooms
- Bathroom
- Triple glazing
- Gas central heating
- On-street parking

Area

Three miles from Edinburgh City Centre, Craigeith is a popular residential location. Fashionable Stockbridge and Comely Bank only a short distance away, have a wide variety of bars, coffee shops, and restaurants alongside independent retailers and a Waitrose. Craigeith Retail Park houses a Sainsbury's supermarket and other well-known stores and is less than a five-minute walk. There are excellent leisure and recreational opportunities with the Royal Botanic Gardens and Inverleith Park nearby along with coastal walks at Silverknowes and Cramond. In addition, Ainslie Park Leisure Centre has a range of sporting facilities as does Westwood's Health Club. Keen golfers will love the proximity to Silverknowes Golf Club, Bruntsfield Links and The Royal Burgess. Primary and secondary schooling includes Ferryhill Primary School and Broughton High School. Regular bus services take you into Edinburgh in less than 30 minutes, and the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.

EPC Rating: C

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

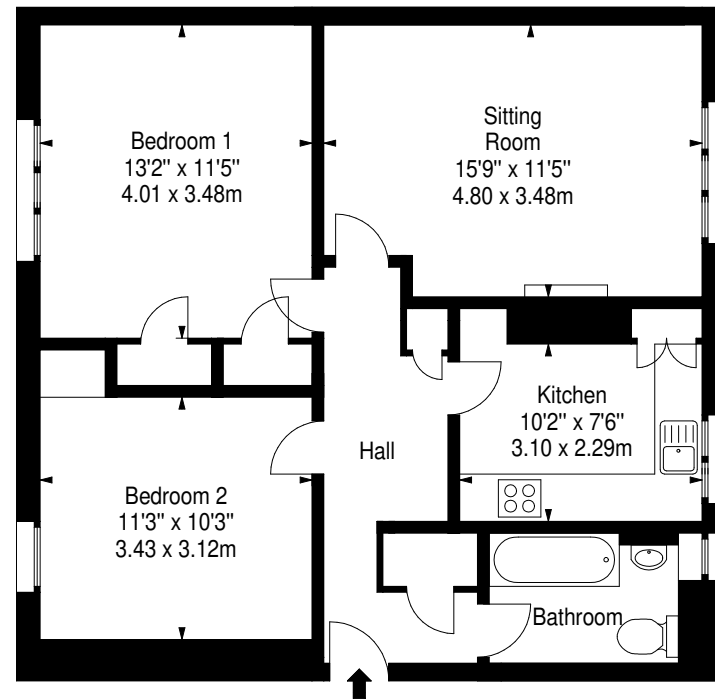
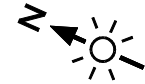




Telford Road,
Edinburgh,
Midlothian, EH4 2SB



Approx. Gross Internal Area
738 Sq Ft - 68.56 Sq M
For identification only. Not to scale.
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Ground Floor

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45 Frederick Street, Edinburgh, EH2 1ES
Tel: 0131-225 6226 Fax: 0131-220 0651 DX ED 111
email: fraserbrooks@btconnect.com

