

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £155,000

10/3 Craigentenny Road, Craigentenny, Edinburgh EH7 6LU





Superb Two Bedroom Starter Flat Newly Upgraded And Freshly Decorated

Superb opportunity to acquire a light and spacious dual-aspect first floor flat enjoying a bright rear southerly aspect in the highly regarded residential area of Craigtinny lying east of the city centre.

This excellent starter home with letting potential provides generous, newly upgraded accommodation with useful storage comprising: welcoming entrance hall, twin windowed lounge, two comfortable double bedrooms, charming well fitted kitchen with hob/oven and contemporary bathroom with shower/screen. Freshly decorated throughout, comfort is further assured by means of new electric radiators complemented by the installation of double glazing. An entryphone system provides security to the mutual stairway which in turn gives access to a shared rear drying area and private mature enclosed garden.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.45 m x 3.45 m / 14'7" x 11'4"
Kitchen	3.00 m x 1.80 m / 9'10" x 5'11"
Bedroom 1	3.45 m x 3.18 m / 11'4" x 10'5"
Bedroom 2	3.07 m x 3.02 m / 10'1" x 9'11"
Bathroom	1.93 m x 1.40 m / 6'4" x 4'7"



LOCATION

While convenient for access to the finest amenities of the city centre, the property is ideally situated for excellent commuter links with easy access to the city bypass and a frequent bus service operating to many parts of the city. Craigentinny and the surrounding areas offer excellent shopping facilities including a Morrisons supermarket and Meadowbank Retail Park with a large Sainsbury's and a variety of high street stores. Neighbouring Portobello also provides an Aldi supermarket, a good range of shops and amenities as well as scenic beach and promenade walks. Schools catering for all age groups are easily accessible, the property currently in the catchment areas for Craigentinny Primary School and Leith Academy. Recreational facilities in the vicinity include Meadowbank Sports Centre, Holyrood Park, Arthur's Seat and golf courses at Craigentinny and Portobello.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

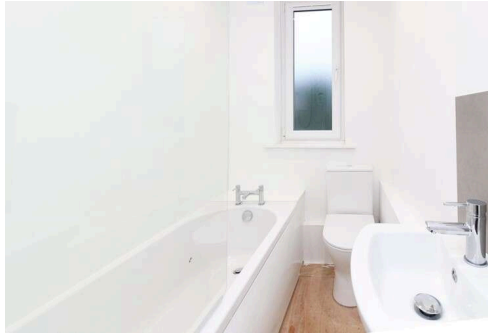
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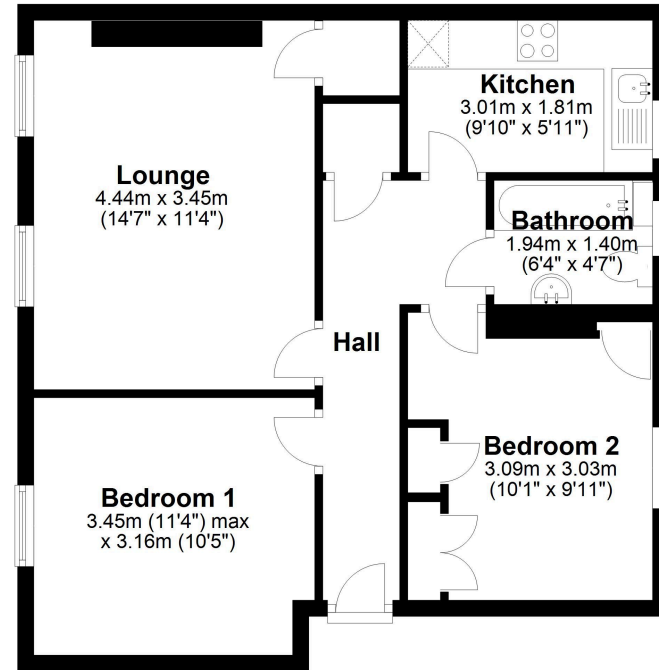
VIEWING

By appointment, please telephone 0131 554 6244





10/3 Craigentenny Road



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.