



CRAIGENTINNY, 9/1 ST TRIDUANA'S REST EDINBURGH, EH7 6LN

OFFERS OVER
£185,000

We are delighted to bring to market this extremely impressive, beautifully presented, generously proportioned first floor flat, forming part of an attractive modern development in Craigentenny to the East of the city centre. The property is in good decorative order and benefits from double glazing with gas central heating which is connected to a smart thermostat that can easily be controlled remotely from a mobile phone. The home also has a lovely timber south facing balcony to enjoy a bit of al fresco dining or even nice coffee. There is residents parking which is unallocated and a bike store.

ACCOMMODATION

Hall, sitting room / dining room, balcony, dining kitchen, master bedroom with built in wardrobe and en-suite shower room, second double bedroom with built in wardrobes, bathroom and two storage cupboards.

VIEWING

By appointment with Purdie & Co. on 0131 346 7240.



Purdie & Co
Solicitors &
Estate Agents

Property Department
69 Haymarket Terrace, Edinburgh
EH12 5HD
Tel: 0131 346 7240 • Fax: 0131 346 7707
DX 557300, Edinburgh 60
Email: property@purdiesolicitors.co.uk
Website: www.purdiesolicitors.co.uk





LOCATION

Craigentenny is a popular residential area consisting of a mixture of family-size homes, and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainbury's at Meadowbank Retail Park, and an extensive range of high street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and the famous seafront promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1 and A199, with regular public transport available from Restalrig Avenue and Portobello Road.

THE PROPERTY

When entering the development, follow the road to the fork, turning right and the building is on the left hand side. There is an entry phone system (buzzer 1) with a shared entrance that opens on to a communal hall and stair. The flat is at the top of the first set of stairs on the left hand side.

The front door opens onto a straight hall lit with ceiling lights, radiators and two good sized storage cupboards. The sitting room / dining room is a wonderful light, bright space, filled with natural light, benefitting from its southerly aspect and patio doors to the balcony area, which in turn has space for a small table and chairs.

The fitted kitchen has a series of wall and base mounted units with a contrasting granite effect worksurface. The sink area (with 1.5 tub sink & drainer) has an outlook to the rear of the building. There is an integrated gas hob, electric oven and extractor hood which will be included in the sale.

The beautiful bedrooms are both spacious and airy, with built-in wardrobes (fitted with hanging rails and shelving), whilst the en-suite shower room (with white suite and chrome heated towel rail) has been decorated in a striking, engaging blue colour. The bathroom comprises; bath (with shower over), wash hand basin and WC, surrounded by stylish ceramic tiling.

Some additional items of furniture and white goods may be available by separate negotiation.

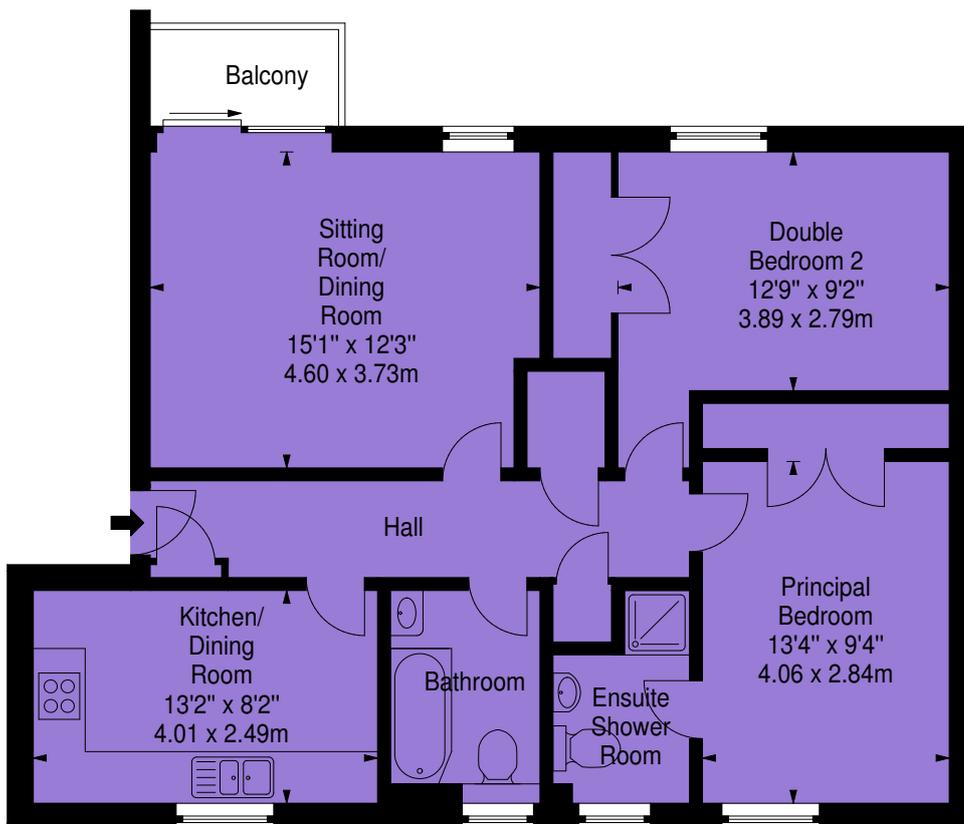




**9 F1 St.Triduanas Rest,
Edinburgh, EH7 6LN**



Approx. Gross Internal Area
819 Sq Ft - 76.09 Sq M
For identification only. Not to scale.
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First Floor