

7-1 Craigcrook Place
Blackhall
Edinburgh
EH4 3NG

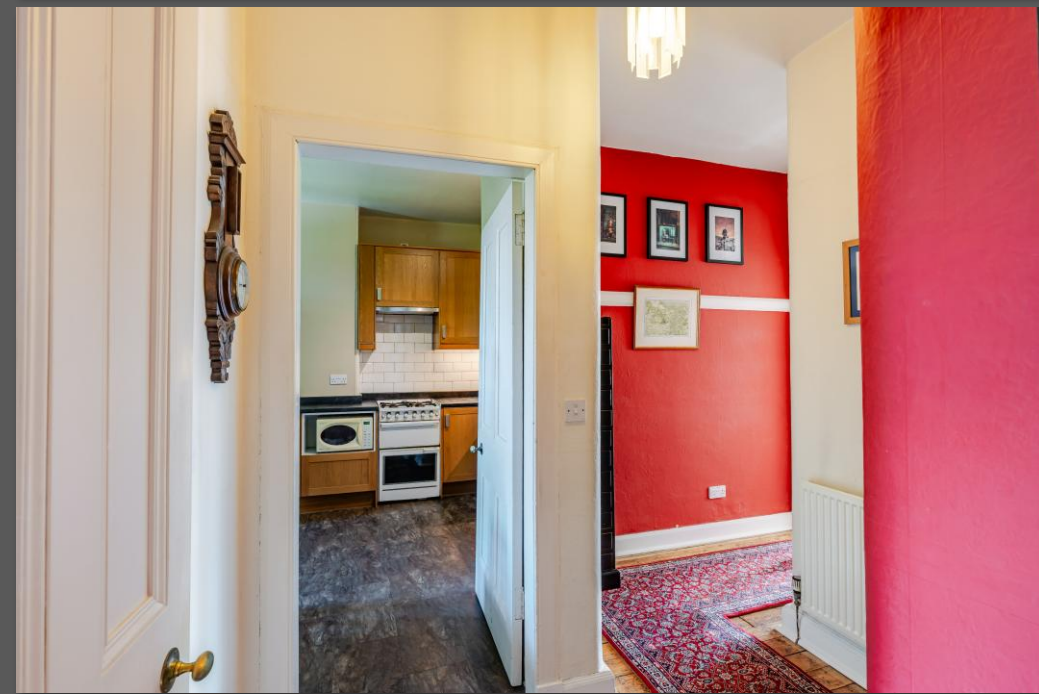






Attractive first floor flat in a traditional tenement building located in the popular residential area of Blackhall, approximately 2 miles northwest of the City Centre. The West End and Princes Street can be reached in less than 10 minutes by car or public transport. Proximity to Queensferry Road gives easy access to the West of the City and The City Bypass. The Gyle Centre, Edinburgh Business Park, The Royal Bank Headquarters and Edinburgh International Airport are all easily accessible.

There are a good variety of shops and services locally with the Craigleith Retail Park located nearby which includes Sainsbury's, Marks and Spencers and a variety of other retail outlets. There are a number of excellent restaurants, bars and shops in nearby Stockbridge. There are well regarded schools nearby, including; Blackhall Primary, The Royal High School, The Mary Erskine School, Stewarts Melville College, The Edinburgh Academy and St Georges.



Leisure activities are within walking distance. Murrayfield and Ravelston Golf courses, the Dean Galleries and a number of leisure centres are all easily reached. Many pleasant walks can be enjoyed in the area including those along the banks of the Water of Leith and Corstorphine Hill.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, sash and case windows and good storage facilities including a secure external store on the ground floor. Please note some light fittings will be replaced prior to completion of sale.

PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms. Entryphone handset. Two shelved cupboards.
- Bright and spacious Living Room with bay window to front. Feature fireplace with wooden mantel. Shelved wall press. Cornice.
- Dining Kitchen with matching wall and base units. Ample work surfaces with stainless steel sink with drainer. Integrated wine rack. The free-standing gas cooker is included in the sale. Space for fridge/freezer. Cupboard housing central heating boiler. Window to rear overlooking communal gardens. Space for dining table and chairs.
- Large Double Bedroom with window to rear overlooking communal garden. Feature fireplace. Cornice.
- Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin with vanity unit below and WC. Clothes pulley. Mirror. Plumbed for washing machine. Twin windows to rear.



Viewing by appointment on 0131 524 3800

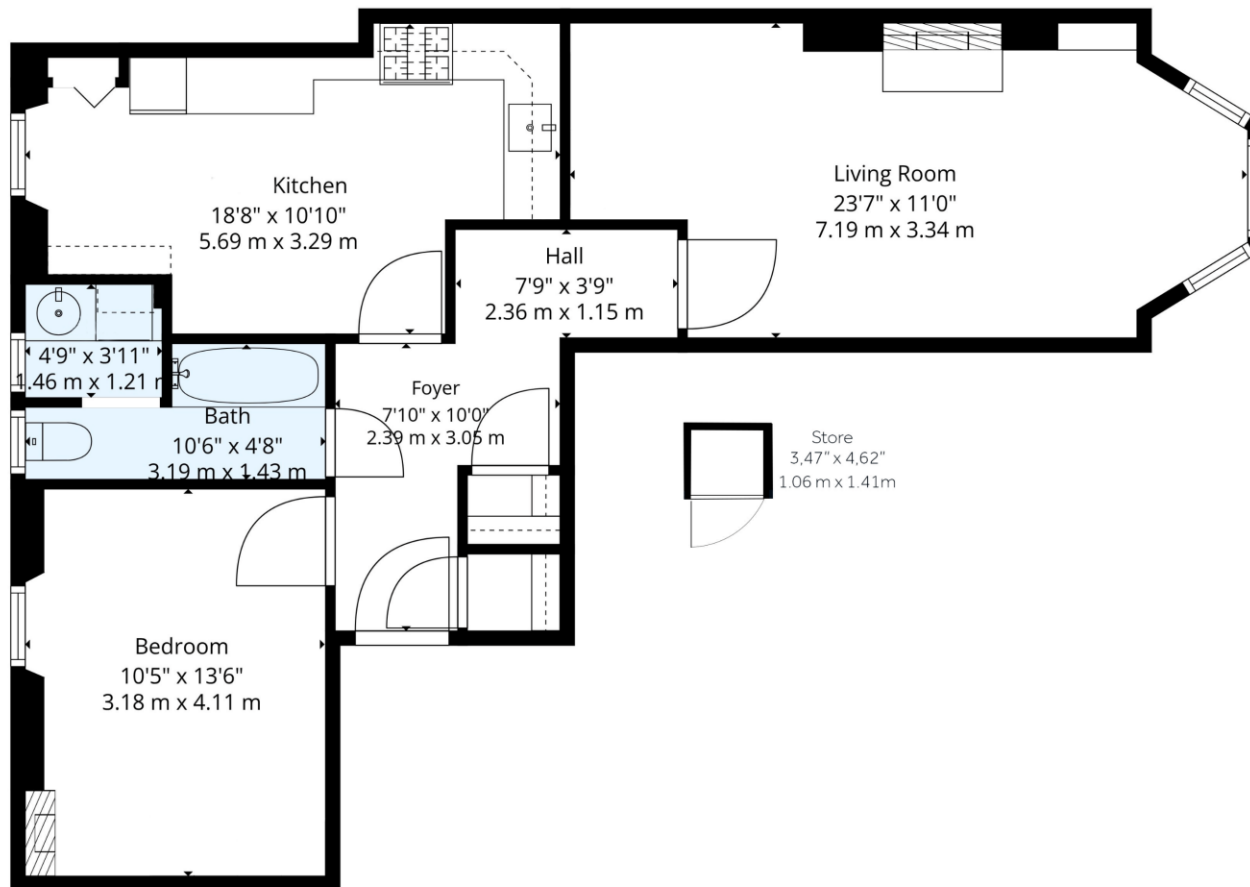












Total: 708 sq. Ft, 66 m2
 1st Floor: 708 sq. Ft, 66 m2
 Excluded Areas: Walls: 79 sq. Ft, 7 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

External

The flat benefits from a good sized and secure storage cupboard on the ground floor. There is a well-maintained communal garden to the rear of the property with a large lawn bordered by established plants, shrubs and trees.

On-street parking is available in the immediate area.

Energy Efficiency Rating: D
Council Tax Band: D