



Estate Agents and Solicitors

6/3 Craigentiny Road, Edinburgh, EH7 6LX

Beautifully Presented, Two Bedroom, Dual Aspect, First Floor Flat

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Property Description

Beautifully presented, two-bedroom, dual-aspect, first-floor flat, with a private garden plot. Forming part of an established residential development, located in the Craigentinny area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and shower room.

Highlights include a stylish modern kitchen and bathroom suite, gas central heating and double glazing. In addition, there is a secured entry system, and good storage provision throughout.

Externally, the property benefits from a shared drying green and a private garden plot with an enclosed decked patio.

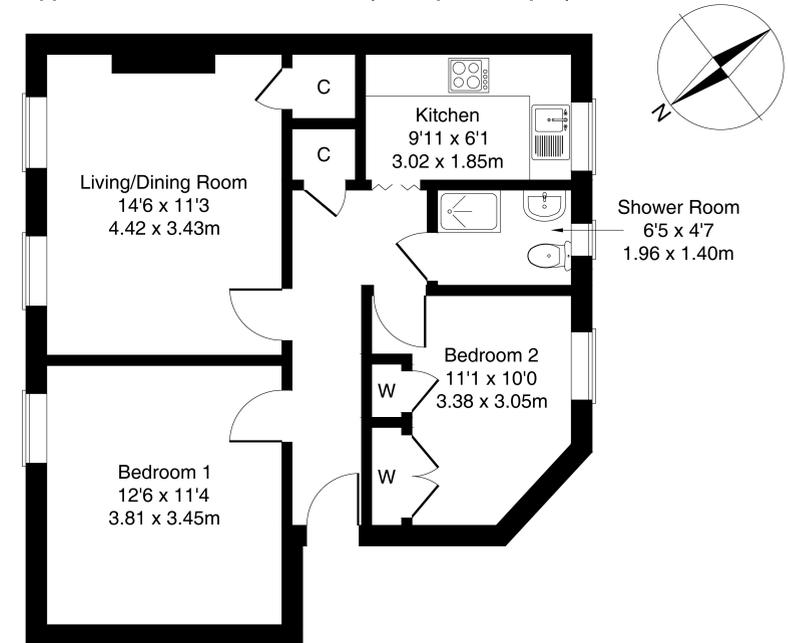
A welcoming entrance hallway affords access throughout, and features a built-in storage cupboard, easy maintenance flooring, and the secured entry handset. Set to the front, the living room has space for both lounge and dining furniture, and features carpeted flooring, coving and a built-in storage cupboard. Set to the rear, the stylish kitchen is fitted with modern units, stone-effect worktops with matching upstand, a stainless steel sink with drainer, and an integrated fridge/freezer, oven and induction hob.

Two well-proportioned double bedrooms are set to opposite aspects, with carpeted flooring, and pendant light fittings, with rear-facing bedroom two featuring built-in wardrobes. Completing the accommodation, the bright and modern shower room has a rear-facing window and is fitted with a two-piece suite, a corner cubicle, marble-effect contemporary wall panelling, and recessed spotlighting.



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Approximate Gross Internal Area: (617 sq ft - 57 sq m.)

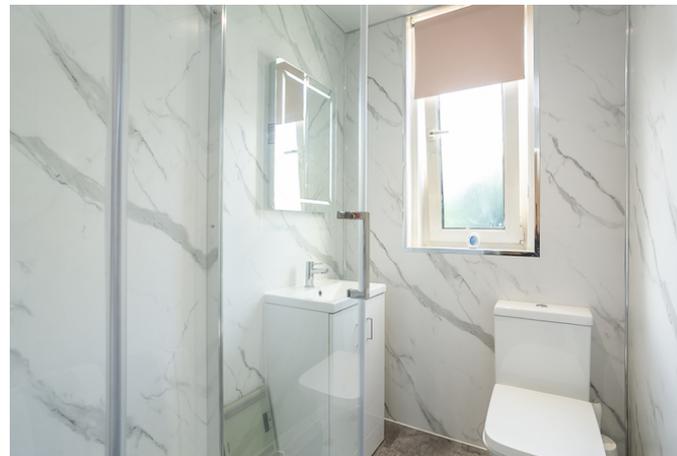


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Craigentinny is a popular residential area consisting of a mixture of family-sized homes, and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Shopping 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 and has regular public transport services available from Craigentinny Avenue, Craigentinny Road, and Moira Terrace.





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