



9/8 South Groathill Avenue, Edinburgh, EH4 2LL

Light & Well Presented, Two-Bedroom, Dual-Aspect, Third (Top) Floor Flat

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Property Description

Light and well presented, two-bedroom, dual-aspect, third (top) floor flat, with an allocated parking space. Part of a factored development, conveniently located in the sought-after residential area of Craigeith, just west of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring throughout, and good storage including bedroom wardrobes. In addition, there is double glazing, gas central heating (new boiler Dec '22), light tasteful decor throughout and leafy views to both aspects.

The development also includes a secure entry system, well-kept communal grounds, and a residential car park with visitor spaces.

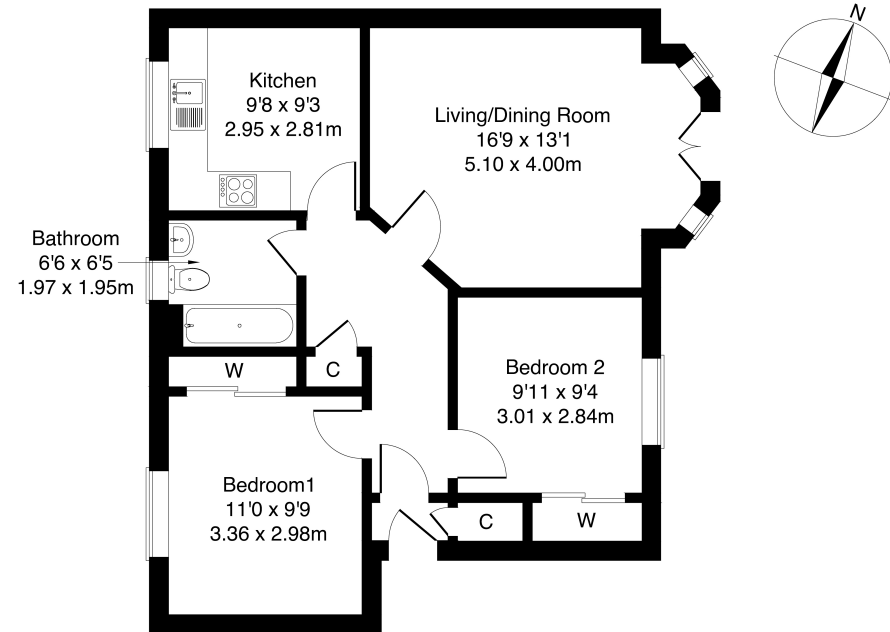
A welcoming entrance vestibule has a convenient built-in storage cupboard, and opens into the hallway affording access throughout the property and featuring a further built-in cupboard. With a bay-style frontage, the living room is finished with light decor and patio doors accessing a Juliet balcony, whilst also offering ample space for a dining area. Set to the rear, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, and vinyl flooring; with appliances including an integrated gas hob, and a freestanding washing machine and fridge/freezer.

Two double bedrooms are set to opposite aspects, similarly well-finished, with light decor, laminate flooring and built-in wardrobes with mirror sliding doors. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath, tiled splash walls and wood effect flooring.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



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

Area Description

Craigeith is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, with Craigeith Retail Park within close proximity providing a range of retailers, whilst supermarkets can also be found on Ferry Road and Comely Bank. Nearby Stockbridge provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars; whilst nearby Corstorphine Road, also offers further local retailers including numerous cafes and restaurants. There are highly-regarded schools in the vicinity in both state

and private sectors, including Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Flora Stevenson schools. Leisure opportunities nearby include walks along the Water of Leith, Corstorphine Hill, Inverleith Park, Cramond Shore, The Royal Botanic Gardens, and Murrayfield and Ravelston golf courses, as well as tennis and bowling clubs. This west-of-city location makes for quick access to the city centre and city bypass, as well as offering regular public transport.





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