



## Flat 2, 8 Brackenridge View, Edinburgh, EH17 7FB

Well-Presented and Spacious Two-Bedroom, First-Floor Apartment

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# Property Description

Opportunity to acquire a 25% shared ownership\* of this well-presented and spacious, two-bedroom, first-floor apartment forming part of a modern residential development. With a cul-de-sac setting, in the popular Ferniehill area to the south-east of Edinburgh city centre.

Comprises an entrance hall, open plan living/dining/kitchen, two double bedrooms and a bathroom.

Highlights include a spacious open-plan public room with Juliet balconies, contemporary flooring, and double glazing. In addition, there is gas central heating, solar panels for water heating, and good integrated storage.

The development includes a secure entry system, shared communal grounds and drying areas to the rear, and residential parking to the front. The fitted fixtures in the living room are also available for sale by negotiation.

An entrance welcomes you into the property, providing access to all rooms and leading through to the large and spacious open-plan living, dining, and kitchen area, offering convenience and flexible living and featuring Juliet balconies. The space is finished with contemporary flooring and light décor. The kitchen benefits from granite-effect countertops, a stainless-steel sink with a drainer, and a cooker with a gas hob.

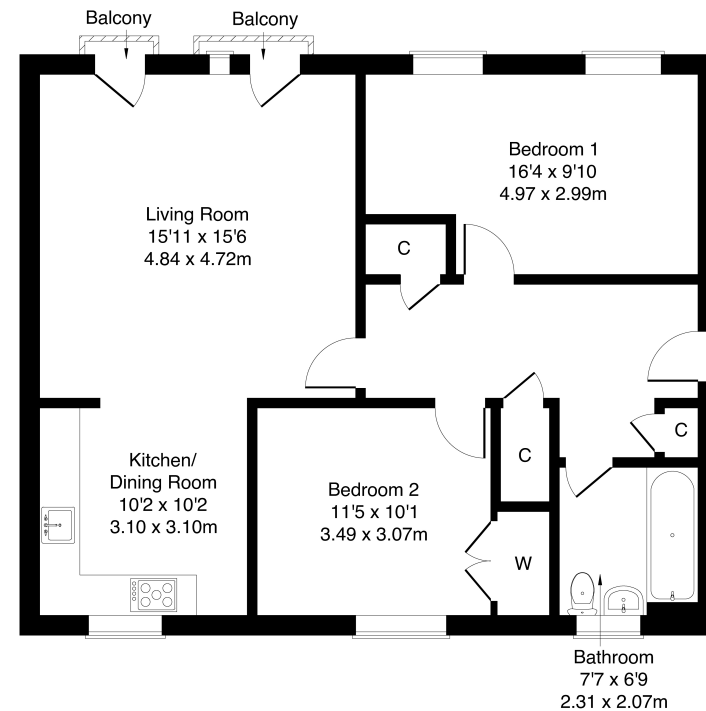
Towards the front of the property, bedroom one features carpeted flooring and a large window allowing plenty of natural light to flow through the space, while bedroom two has wood-effect flooring and includes a built-in cupboard ideal for storage. The hallway also benefits from a built-in cupboard, and completing the property is the bathroom, which comprises a three-piece suite with a shower over the bath.

\*The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association.

At the time of writing, a monthly occupancy payment of £272.70 is currently payable to the Association.

In addition to this, there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

## Flat 2, 8 Brackenridge View, Edinburgh, EH17 7FB Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



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

# Area Description

Ferniehill is a well-established and popular residential area situated to the southeast of Edinburgh. It offers convenient access to both Edinburgh University and the Royal Infirmary, making it ideal for students and healthcare professionals. The area is served by a good selection of schools, from nursery through to secondary level. Local amenities include a Morrisons supermarket nearby on Gilmerton

Road, while Gilmerton itself offers further shopping options, a Post Office, healthcare facilities, and additional services. Regular public transport provides easy connections to the city centre, and the nearby city bypass offers direct routes to the wider motorway network.







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