



4/5 Craigcrook Place
BLACKHALL | EDINBURGH | EH4 3NG

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Well-presented one-bedroom top floor flat retaining some lovely period features in a sought after, high amenity area. This lovely home boasts on-street parking, a shared garden and is presented in excellent decorative order throughout, making an ideal buy for a first-time buyer or a couple looking for more space.

The living room is bright and spacious and benefits from traditional features such as the ornate cornicing and attractive twin windows. The fully fitted dining/kitchen currently comprises a pantry, induction hob, oven, fan, washing machine, dining area and space for a fridge/freezer. The spacious welcoming hallway benefits from three storage cupboards, one housing the boiler, secure entry and leads to the well-proportioned bedroom. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a well-kept shared garden and on-street parking. Early viewing is highly recommended!

- Well-presented one-bedroom top floor flat
- Hallway with three storage cupboards
- Fully fitted kitchen/dining room
- Spacious living room with traditional features
- Well-proportioned bedroom
- Bathroom with shower over the bath
- Gas central heating
- Well-kept shared garden & On-street parking

Energy Rating D. Council Tax Band D.

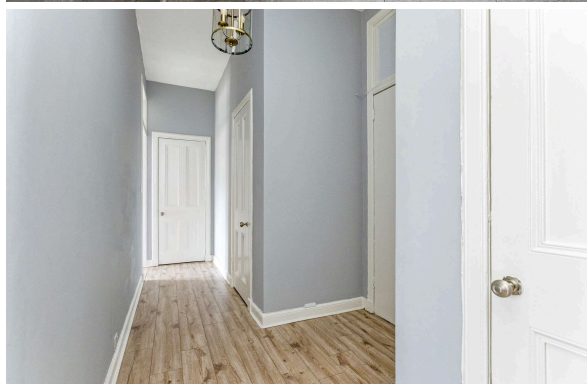
All fixtures, fittings, integrated kitchen appliances, washing machine blinds and curtains will be included in the sale.

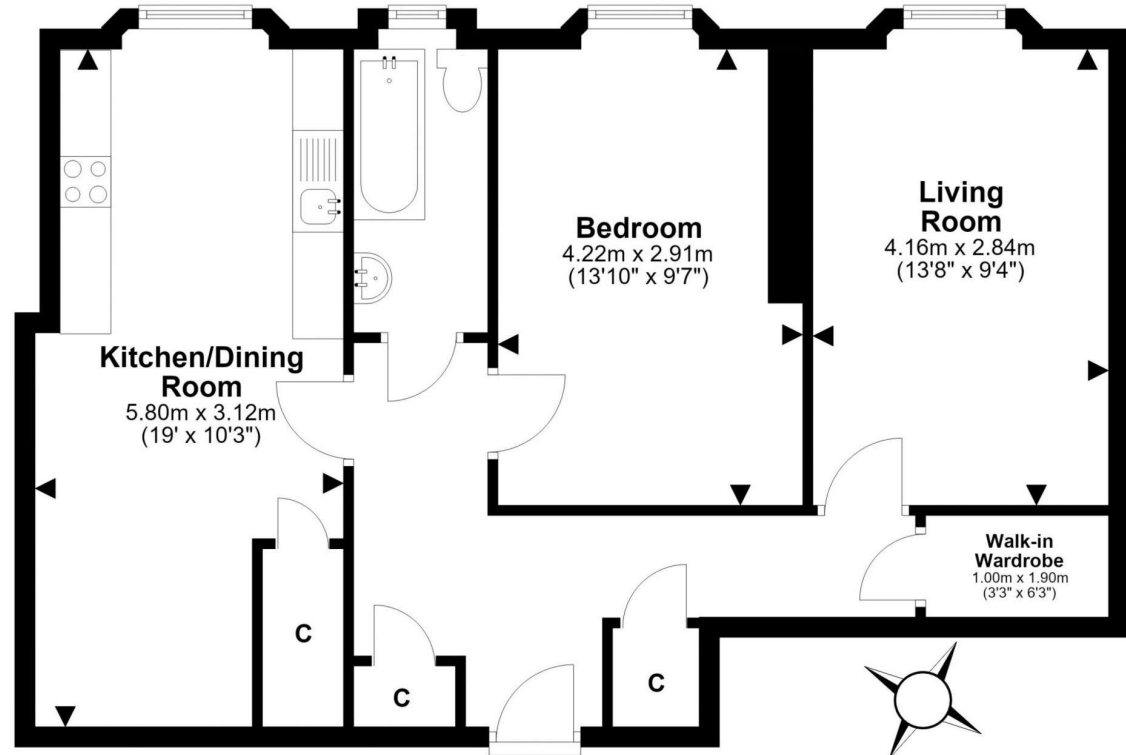
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



NOTE: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

The subjects are located in the desirable Blackhall area of Edinburgh, which lies just to the north west of the City Centre. The property is well placed to take advantage of an excellent range of shopping outlets in the vicinity, including the nearby Craigmile Retail Park, which includes a Sainsbury's Superstore, Davidsons' Mains Village and The Gyle. Recreational pursuits within easy reach include scenic walks on Corstorphine Hill and Cramond Beach, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink and a choice of golf courses. There are excellent schools in the vicinity both in the public and private sectors. The City Centre itself can be accessed in as little as ten minutes by car, depending upon traffic. An efficient public transport network operates to most parts of the town and surrounding areas. The property is conveniently placed for easy access to Edinburgh Airport, the City Bypass, the central motorway network and the M90 to the north.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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