



74/3 Craigentinny Road  
EH7 6ND

*'Bright, spacious and freshly presented 1st floor flat within a popular residential area ideal for both first time buyers and buy to let investors.'*

Hallway, twin window lounge with electric fire, fitted kitchen with appliances, 2 double bedrooms and bathroom with electric shower above bath. Lovely rear facing view towards Arthur's Seat. Gas central heating. Shared rear garden plus ample on street parking to front.

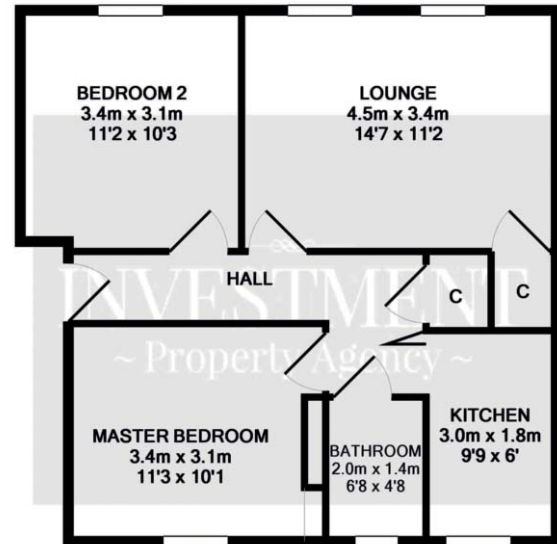




- Lounge (14'7 x 11'2) 4.5m x 3.4m
- Kitchen (9'9 x 6'0) 3.0m x 1.8m
- Master Bedroom (11'3 x 10'1) 3.4m x 3.1m
- Bedroom 2 (11'2 x 10'3) 3.4m x 3.1m
- Bathroom (6'8 x 4'8) 2.0m x 1.4m

Craigeniny Road lies approximately 3 miles East of Princes Street and is therefore ideally placed for city centre living with a regular bus service available on Craigeniny Road itself. Within the vicinity there is a plethora of amenities to meet every day needs including a Co-operative Food Store, Sainsbury's and Morrisons supermarket, Meadowbank Retail park which houses a number of major retailers, Primary and Secondary Schools, Meadowbank Sports Centre, Portobello Beach and Craigeniny Golf Course. A short distance away is the Omni Centre which has a multi-screen cinema complex and Virgin Active Health club with Holyrood Park providing 640 acres of dramatic parkland within the heart of the capital.

Energy Performance Rating D



74/3 CRAIGENTINNY ROAD, EH7 6ND  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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