

# ALLINGHAM & CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

18/6 Firrhill Crescent, EDINBURGH, EH13 9EQ  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

## Location

Firhill is a popular residential area, which lies approximately four miles to the south west of the City centre.

The property is conveniently located with a good range of shopping facilities including a large Tesco, Morrisons and Aldi, a variety of smaller independent shops, pharmacy, doctors surgery, dentist and library.

Lovely open spaces are in abundance, in particular the Pentland Hills Regional Park which is fantastic for walking, cycling, running and fishing. There are also a number of golf courses and the Craiglockhart Sports Centre and Tennis club offers a wide program of activities for children and adults alike.

Regular bus services run to and from the City Centre, and the City Bypass is within easy reach providing access to the motorway network, Edinburgh Airport and the various retail parks on the periphery of the city.

Primary and Secondary schooling are available locally and Napier University Craiglockhart Campus is just a short distance away.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Entrance hallway with two cupboards

Bright lounge with dual aspect and fireplace with electric fire

Two double bedrooms (one with built in wardrobes)

Kitchen with oven, hob, extractor fan, washing machine: these items are believed to be in good working order though their condition is not warranted

Modern bathroom with WC, wash basin and corner shower

Private garden to gable end and shared drying green to the rear

Gas central heating

Double glazing

Spectacular views to the Pentland Hills



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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
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### BUCKSTONE

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

