



7/11 South Groathill Avenue, Craigleith, Edinburgh, EH4 2LL

Immaculately Presented, Two-Bedroom, Dual-Aspect, Third-Floor (Top) Flat

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Property Description

Immaculately presented, two-bedroom, dual-aspect, third-floor (top) flat, with an allocated parking space. Set in a modern, residential development, in the popular, residential area of Craigleith, close to Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

Tastefully finished and in move-in condition, highlights include a modern integrated kitchen, with appliances, and a stylish fitted bathroom. In addition, there is double glazing, gas central heating and good storage provision, including integrated wardrobes and a loft.

Externally, the flat benefits from well-maintained grounds, easy access to the cycle path and a convenient location close to excellent road and rail links.

An entrance vestibule opens into a welcoming, carpeted hallway, with storage, finished with the light, neutral decor which features throughout the flat. A living room is filled with natural light, from generous glazing, including French doors which open onto a Juliet balcony. The tastefully presented reception room offers a spacious, versatile floor plan, with ample room for both comfortable lounge furniture and a dining table and chairs. Next door, a kitchen is fitted with modern, wood-effect units and stone-effect worktops, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge freezer, a washer/dryer and a dishwasher.

Set to either aspect, two double bedrooms continue the generous proportions and tasteful presentation of the living space and both benefit from built-in wardrobe storage.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite, a shower-over-bath, a two-piece suite set into storage, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



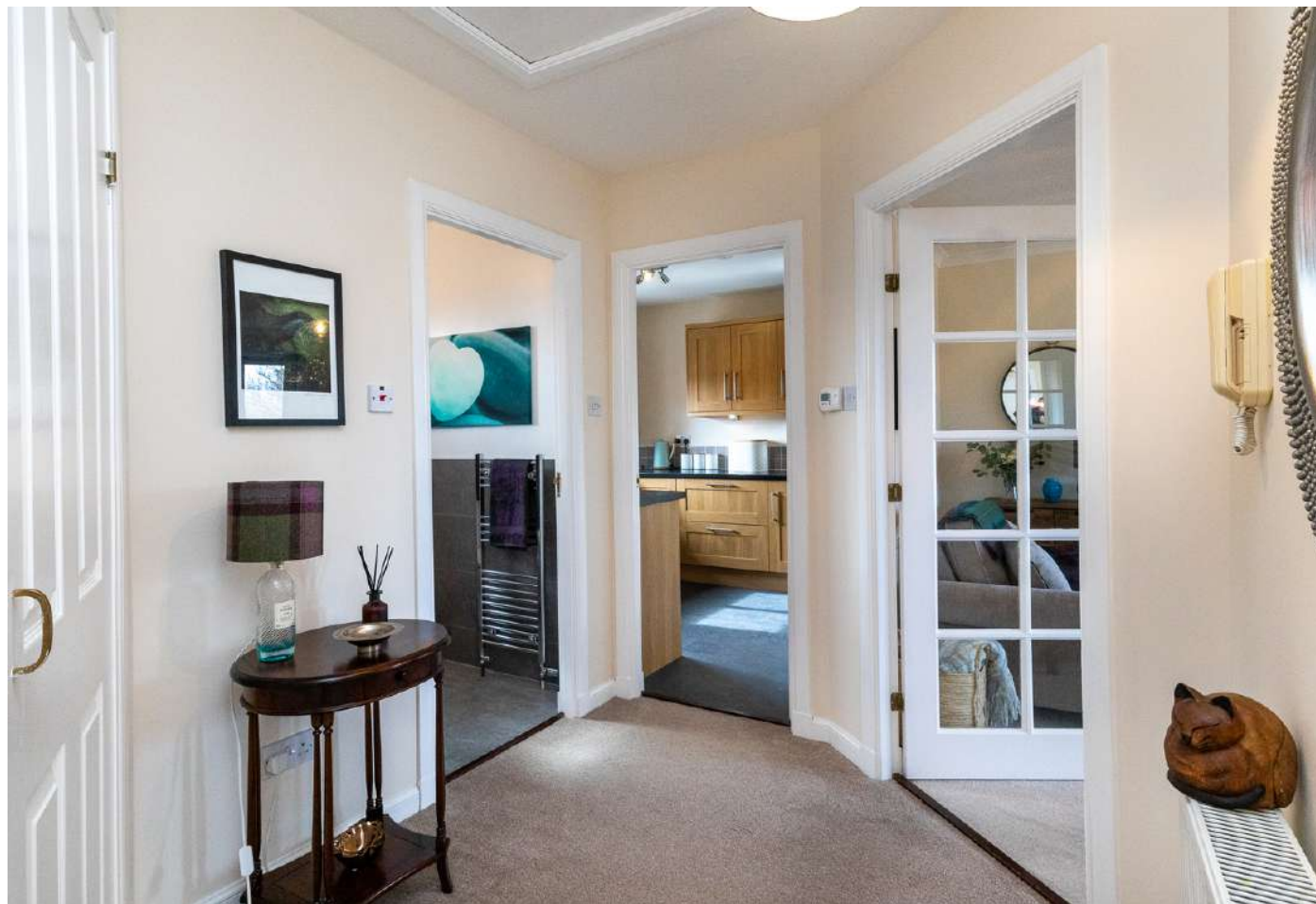
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Craigleith is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, with Craigleith 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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