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**5/1 FETTES COURT
5 CRAIGLEITH ROAD
COMELY BANK
EDINBURGH
EH4 2DL**

This well presented ground floor flat forms part of a popular courtyard development situated within Edinburgh's sought after Comely Bank district.

Secure entrance, reception hall, lounge, modern fitted kitchen, double bedroom and stylish shower room.

Modern electric wet central heating, double glazing, shared gardens and residents parking.

Offers Over £125,000





GENERAL DESCRIPTION

This modern ground floor flat forms part of a popular modern courtyard development situated within the City's sought after Comely Bank / Craigleith district. Internally the property is well presented displaying bright and spacious rooms with an internal layout comprising: A reception hall which gives access to the majority of rooms. The lounge overlooks the garden grounds and has door through to the bedroom. The kitchen overlooks the gardens and features a modern range of units. The double bedroom again overlooks the gardens and features a built-in wardrobe and walk-in cupboard. Finally there is a stylish internal shower room situated off the reception hall area. The property specification includes a modern electric wet central heating system with radiators throughout and all windows are double glazed. Externally there are attractive shared garden grounds which incorporate residents and visitor parking spaces.

SITUATION

The property is conveniently situated within the desirable area of Comely Bank / Craigleith. Nearby shopping facilities in Stockbridge include a wide range of specialist shops and a Waitrose store on Comely Bank Road. The Craigleith Retail Park is only a short distance away and also has a Sainsbury store, other retail outlets and ample parking. The City Centre easily accessible and the area is well served by public transport. Leisure pursuits are varied and include Glenogle Swimming Baths and a number of leisure centres may be found in the City Centre together with a wide choice of restaurants, cinemas, theatres, museums and galleries. Inverleith Park, the Royal Botanical Gardens and the Water of Leith walkway provide many pleasant walks.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

Gained via security entry door with well presented hallway giving access to all floors and door to the shared garden grounds.

RECEPTION HALL

The reception hallway displays laminate flooring, is open plan to the kitchen and has doors to the lounge and shower room.

LOUNGE

17'6" x 10'8" 5.43m x 3.26m

This good sized room has window overlooking the gardens and has door to the bedroom. The room's focal point is the feature fireplace with electric fire.

KITCHEN

9'9" x 7'3" 2.97m x 2.20m

This attractive room with laminate flooring is partially open to the reception hall and has window overlooking the garden grounds. The room displays a range of modern units with worktop, sink and splash tiling. Included in the sale price will be the cooker, hood, fridge freezer and washing machine.

BEDROOM

13'5" x 8'1" 4.07m x 2.48m

The double bedroom overlooks the garden grounds. The room features a built-in wardrobe and walk-in cupboard.

SHOWER ROOM

8'0" x 6'2" 2.44m x 1.89m

This stylish fully tiled internal room features a white three piece suite comprising wc with concealed cistern, wash hand basin set into a vanity and enclosed shower tray with mains shower over. The room displays a heated towel rail, tiled floor and cupboard housing the central heating unit.

HEATING

The property has a system of modern electric wet central heating with radiators throughout.

DOUBLE GLAZING

The property is fully double glazed.



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Schematic Diagram only Not to scale

GARDENS

The property is set within attractive shared garden grounds with various lawn and planted areas.

RESIDENTS PARKING

Situated within the garden grounds there are residents and visitors car parking spaces.

ENTRY

By Arrangement.

VIEWING

By appointment contact 07954 379 846 (owner) or Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £125,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

