



Offers Over £145,000

Postcode: EH4 2SB

Bedrooms: 3

Council Tax: Band B

## Pleasingly proportioned three bedroom flat with garden

A great opportunity to buy a conveniently located flat that could serve a whole range of people. Families seeking room for children; investors seeking an ideal rental property; single people or a young couple seeking space, perhaps to work from home. This is the ideal property for any of you and all of you.

Set back from the road, the location has excellent bus links to central Edinburgh and beyond. The bright lounge offers views southwards across the city to the hills beyond. Double glazing keeps noise down and cosiness up, helped by a gas fire in the lounge and gas central heating powered by a Worcester Bosch combi boiler.

The good-sized kitchen is open to the hallway and features a handy breakfast bar for those who want to start eating when it's extra hot. The bright, clean shower room has a modern feel. And then there's not one, nor two, but three well-proportioned bedrooms. It's not finished there, though: the flat also has its own private garden space.

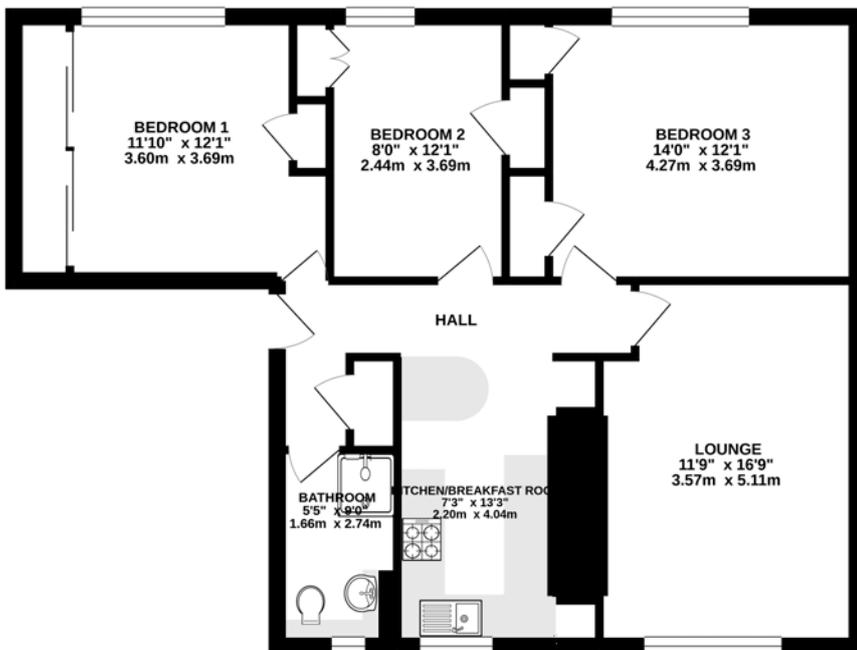
Convenience is a key consideration for many people and with a large Sainsbury's supermarket only a short walk away at Craighleith Retail Park, not to mention the Marks & Spencer and many other handy shops there, this is certainly a convenient location. Nearer still is a McDonald's on Telford Road itself, where there is an electric vehicle charging station. Telford Road also hosts a 24-hour Shell petrol station with convenience store. A large Morrisons supermarket is only a short drive away at Ferry Road, with the Ainslie Park Leisure Centre providing swimming, gym and racquet sports facilities only slightly beyond. The restaurants, bars and independent shops of Comely Bank and Stockbridge are also within easy reach.

Some might be tempted to upgrade the property, which is well-decorated within; but there is scope to take time and consider how best to improve the property, if that's your aim.



## Accommodation

- **Hall:** Sitting behind the flat's uPVC front door, the hall links the rooms and opens onto the kitchen. A handy storage cupboard helps make the most of the space.
- **Lounge:** A large, bright room with views southwards across the cityscape to the hills beyond. There's room enough for ample sofas and soft furnishings, while still leaving room for a table and chairs. There is plenty of space for living and relaxing, however you choose to spend your time at home: be that enjoying movies; peacefully reading; or entertaining. It's the ideal heart of a home. The gas fire and generous, double-glazed window make this a comforting space, whatever the time of year.
- **Kitchen / Breakfast Room:** Open-plan to the hall, this is a well-appointed cooking space with ample storage in modern units make this a suitable kitchen that could delight most amateur chefs. The built-in electric oven and gas hob are topped with a handy extractor hood. The kitchen also houses the Worcester Bosch boiler. A white, stripped ceiling with adjustable spotlights keep the room bright, even on dark winter days; and the breakfast bar provides a great spot for that morning coffee, snacks, meals or even just somewhere to sit and wait while the food is cooking.
- **Bedroom 1:** The main bedroom of the house has a north-facing window looking over the quiet garden areas to the rear of the property. There's space for furniture, but there's so much storage with the full-length built-in wardrobes on one wall and separate cupboard on the opposite wall, that you may decide you need only your bed!
- **Bedroom 2:** The smallest of the three bedrooms is still more than adequate for a child's bedroom or a guest room. These days, of course, people's minds may turn to a homeworking space; and this would be the perfect room for that much needed home office or study as well. Again overlooking the gardens behind the property makes the room pleasingly peaceful. Two cupboards provide excellent storage for clothes or, perhaps, toys.
- **Bedroom 3:** Another excellently sized room overlooking the rear of the property with yet more storage cupboards, which could easily be used as the main bedroom, if preferred. Equally, there would be scope for using it as a dining room or second sitting room, given the flexibility that such a large space allows. The choice could be yours.
- **Shower room:** A modern shower room with a contemporary toilet and wash hand basin set into fitted units. White is the theme, with the bright fitted units and suite giving the room a clean and airy feel. The shower cubicle itself is well-appointed. The window may be small, but it's south-facing, bringing in plenty of light for those winter mornings.
- **Gardens:** The flat has its own private garden space, as well as having use of the shared drying green.



## Features

There is gas-fired central heating with a Worcester Bosch combi boiler and full double-glazing. White goods are included in the price.

## Viewing

Viewing is by appointment with the selling agents. A virtual tour is available online.