



Postcode: EH13 9EQ

Bedrooms: 2

Council Tax: Band B



Spacious top floor flat with off-street parking

First time buyers, savvy investors...look no further than this spacious top floor flat, providing generous accommodation within easy reach of the city centre, but also conveniently situated for those working either at the Edinburgh Royal Infirmary or any of the business parks off the City Bypass or studying at Napier University.

The two bedrooms mean that there is future proofing against additions to the family. The lounge has plenty of space for a dining table and chairs as well as soft furnishings and with the kitchen lying off it, it's easy to get the cook's work on to that table. The kitchen has been refitted and has a full range of stylish wall and floor units and integrated appliances. The style continues into the shower-room with its modern WC and wash basin.

And...you can park where you want, when you want: the flat has its own driveway – and with space for two cars! The ground belonging to the property also extends a bit beyond the parking area, providing somewhere that you can also park bins and, with a bit of green fingered TLC, a section of garden. There is a shared drying green behind the building.



There is more than ample storage space within the flat itself, but there is also a cupboard at ground floor level.

Where to go food shopping doesn't require too much thought: the Colinton Mains Tesco superstore is only a short drive away. Other supermarkets are, of course, available and an Aldi and the Swanston Morrisons can also be reached in a few minutes by car.

For outdoor activities, the flat is conveniently located for Colinton Mains Park and you can also pick up the footpath that runs alongside the Braid Burn and which will take you to the Braidburn Valley Park – and it is, in fact, possible to keep walking all the way to Portobello.

The Midlothian Snowsports Centre at Hillend is only a short drive away and for those who hope that their drives are just the right length, there are a number of golf courses within easy reach. The Pentland Hills can also be easily reached by car and the bypass gives access to East Lothian and its beaches (and hills and golf courses), as well as the central belt, whether for work or leisure purposes.

The property is conveniently located for local primary schools, as well as Firrhill High School.

Frequent bus services run to and from the city centre along Colinton Mains Drive, but it is also possible to travel in this way to the ERI and the airport.





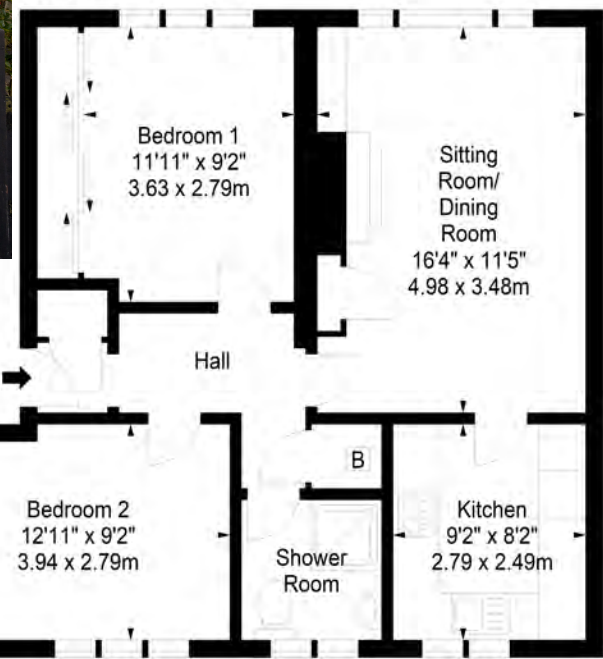
The property is naturally bright but white emulsion finishes to the walls and ceilings and the pale grey of the carpets in the hall, lounge and bedrooms combine to give a very appealing light and airy feel. Given the colour of the carpet, shoes off at the front door is very much the house rule, but it is symbolic of being able to leave the outside working world outside where it belongs and settle into somewhere that is just for you.

There certainly shouldn't be any need to worry about what needs to be done to the flat; that's already been attended to. Turnkey or move-in condition, call it what you will, but prospective buyers will be able to enjoy the property just as it is, thank you very much.

The property is easy to maintain and the gas central heating and double glazing keep it warm and cosy. The internal doors have also been replaced by the current owner. Some are solid, others have glazed inserts, but all are very much a feature of themselves and all comply with fire safety requirements. There are modern decorative ceiling mounted light fittings throughout the flat. The windows and boiler remain under guarantee.



22/5 Firrhill Crescent, Edinburgh



Second Floor

Features

Drying green access and private driveway.

Viewing

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

Notes

White goods, fitted floor coverings, light fittings and window coverings are included. No warranty will be provided in respect of white goods, nor are smoke detection systems in the property warranted as being in compliance with current regulations.

www.mattac.legal |



Mattac | 93 George Street, Edinburgh EH2 3ES | Tel: 0131 510 8740 | Fax: 0131 510 8750 | info@mattac.legal