



40/3 East Craigs Rigg
EDINBURGH
EH12 8JA

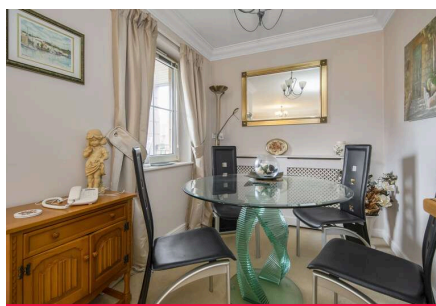
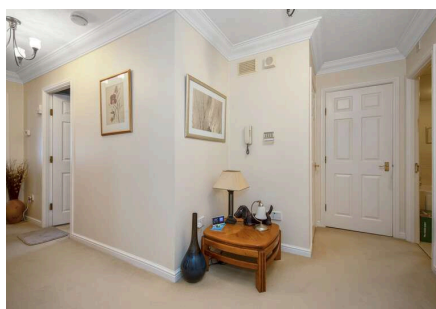
40/3 East Craigs Rigg

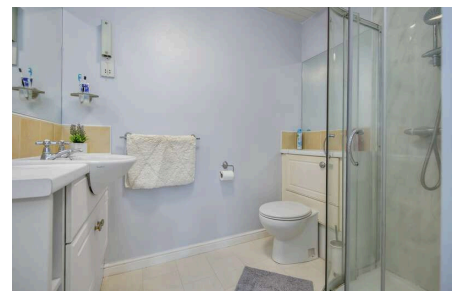
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Attractively presented ground floor flat within a modern development, which will suit a range of buyers and offers move in condition in a popular residential area. The accommodation comprises of: spacious and welcoming hallway with two storage cupboards and entry phone system; bright and airy living room/dining room with patio doors, bay window, feature fireplace and area for dining; fully fitted kitchen with space for breakfasting table, integrated oven/hob/cooker hood and fridge freezer plus space for washing machine and dishwasher; master bedroom with integrated wardrobes and en-suite shower room; second bedroom with integrated wardrobes; and family bathroom with WC, wash hand basin set in to vanity unit and bath. The property also benefits from double glazing, gas central heating, communal garden grounds and an allocated parking space.

Property Features

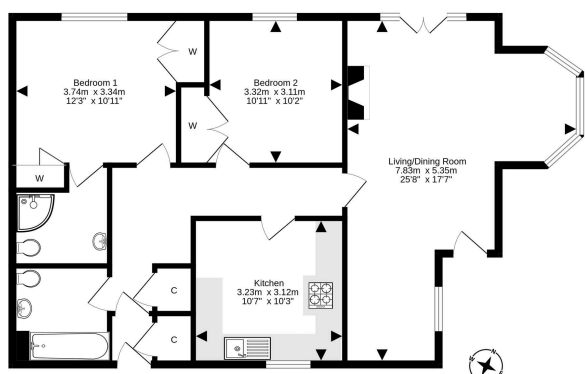
Ground floor flat
Modern development
Double glazing
Gas central heating
Allocated parking space
Communal gardens







East Craigs Rigg is a modern development to the West of Edinburgh's city centre. The area affords excellent transport links to the A720 Edinburgh City By-pass, A90 towards the North and M8/M9 motorway connections. Edinburgh Airport is also within easy reach, being just a 10 minute drive from the development. The area is well served with a host of amenities including the Gyle Shopping Centre which is around a 10 minute drive from the property and offers a host of retail outlets plus a Marks & Spencer Food Hall and Morrisons Supermarket. Schooling at both primary and secondary levels are easily accessible.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The sellers will not warrant the working order of the appliances, systems or services.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



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