



**11 Farrer Grove**  
Edinburgh, EH7 6SF

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# "11 Farrer Grove is a delightful ground floor villa situated in a quiet residential street in Craigentenny."

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT & REAR GARDEN
- SEPARATE DRYING AREA
- ALLOCATED GARAGE SPACE
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Craightinny is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is a Morrisons Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D,



### DESCRIPTION

11 Farrer Grove is a delightful ground floor villa situated in a quiet residential street in Craightinny.

The accommodation comprises entrance vestibule; hallway with two cupboards off; bright and spacious living room with feature fireplace and patio doors leading to the rear garden; modern fitted kitchen with floor to wall units, integrated appliances and door leading to garden; large double bedroom one with two fitted wardrobes; double bedroom two with fitted wardrobe and bathroom with three piece suite and electric shower over the bath.

Further benefits include hardwood flooring throughout, gas central heating, double glazing, private front & enclosed rear garden, separate drying area, garden shed, allocated garage space, on street parking, good local amenities and excellent transport links.

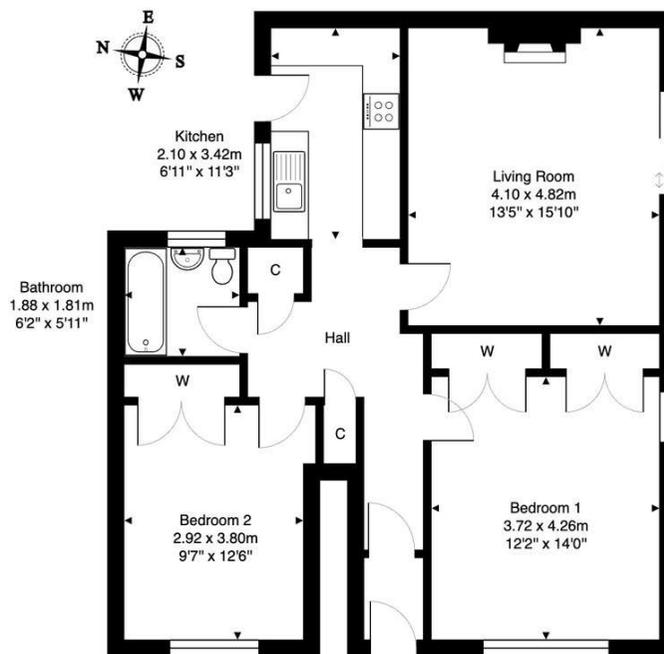
### EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor

Total Area: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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