



Morgans

FLAT 1F1 17 TELFORD DRIVE
EDINBURGH, EH4 2NJ
OFFERS IN THE REGION OF £95,000

**FLAT 1F1 17
TELFORD DRIVE
EDINBURGH
EH4 2NJ**

Opportunity to acquire first floor flat, excellent purchase for first time buyer/investor or young family. The subjects briefly comprise entrance hallway, lounge, kitchen, three bedrooms and bathroom with gas central heating and double glazing together with communal gardens and on street parking. Early viewing highly recommended and early entry is available. EPC RATING C.

LOCATION

Telford Drive enjoys ease of access to the city centre and is well positioned for the commuter with the Forth Road Bridge, national motorway network and the City By-Pass all readily accessible. Local retailers provide day to day necessities and larger supermarkets include Sainsburys, Tesco and other high street names found nearby at Craighleith Retail Park and The Gyle. Good schooling at all levels is provided locally, and the area is well served by the local public transport system. Leisure and recreational facilities abound locally and include Ainslie Park Leisure Centre, Silverknowes Golf Course and Granton Harbour. The area lies close to the Western General Hospital and Telford College.

MEASUREMENTS

- LOUNGE 14'9 X 12'2
- KITCHEN 11'2 X 6'3
- BEDROOM 1 12'2 X 10'10
- BEDROOM 2 12'2 X 9'2
- BEDROOM 3 9'2 X 7'10
- BATHROOM 7'10 X 5'7

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

VIEWINGS

Strictly by appointment via Morgans on 01383 620222.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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