



2/9 Maidenraig Court
Edinburgh, EH4 2BQ

Offers over £175,000

2/9 Maidencraig Court, Edinburgh

A bright and spacious 4th floor flat (6 storey with lift access), feature walk on balcony and pleasant open outlooks to front and rear.

There is a good internal layout which includes a large reception hallway, lounge, dining kitchen, two double bedrooms and modern shower room.

Gas central heating is installed with double glazed windows, good storage, flexible layout, useful garbage chute, lift and security entry system.

There are impressive landscaped gardens to front and ample drying facilities to rear.

Room sizes and accommodation

Entrance hallway

Lounge:- 4.59m x 3.56m (15'0 x 11'8)

Dining kitchen:- 3.54m x 3.50m (11'7 x 11'6)

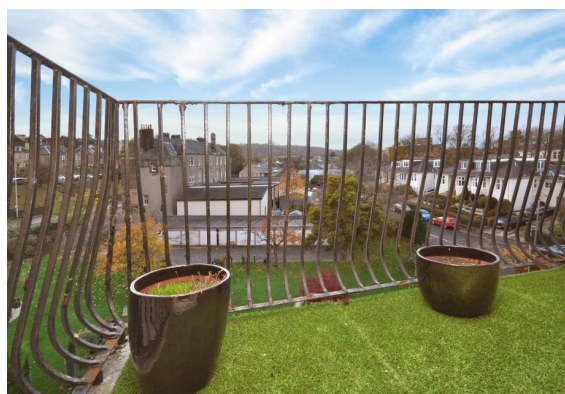
Bedroom 1:- 4.24m x 3.93m (13'11 x 12'11)

Bedroom 2:- 3.78m x 3.66m (12'5 x 12'0)

Shower room:- 2.37m x 2.16m (7'9 x 7'1)

The sought after district of Blackhall lies north-west of the City Centre, within easy reach of the City bypass, M90 motorway, Haymarket Railway Station, Forth Road Bridges and Edinburgh International Airport. There are excellent local amenities close by, which include banks, post office, bars and restaurants. A regular bus service operates.

Viewing:- An appointment to view can be made by contacting viewing agents on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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