



Flat 2, 18 Firrhill Drive, Edinburgh, EH13 9ET  
Offers Over £160,000



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Set within a quiet and popular residential area, this well-presented two-bedroom ground floor flat at 18/2 Firrhill Drive offers a bright and functional living space, ideal for first-time buyers, investors, or anyone looking to downsize.

The property opens into a welcoming hallway giving access to all rooms. A spacious living room enjoys excellent natural light from large glass doors that open directly onto a private garden, perfect for outdoor seating.







There are two well-proportioned bedrooms, offering flexible accommodation for a main bedroom, guest room, or a dedicated home office. The separate kitchen is neat and functional, with plenty of cupboard space, and the bathroom features a clean, modern white suite with an over-bath shower.

Set on the ground floor within a well-maintained block, the property also benefits from on street parking, good transport links, and easy access to local amenities including shops, schools, and green spaces.

Well-presented and move-in ready, Flat 2, Firhill Drive is a great opportunity to own a comfortable home in a well-connected part of Edinburgh.







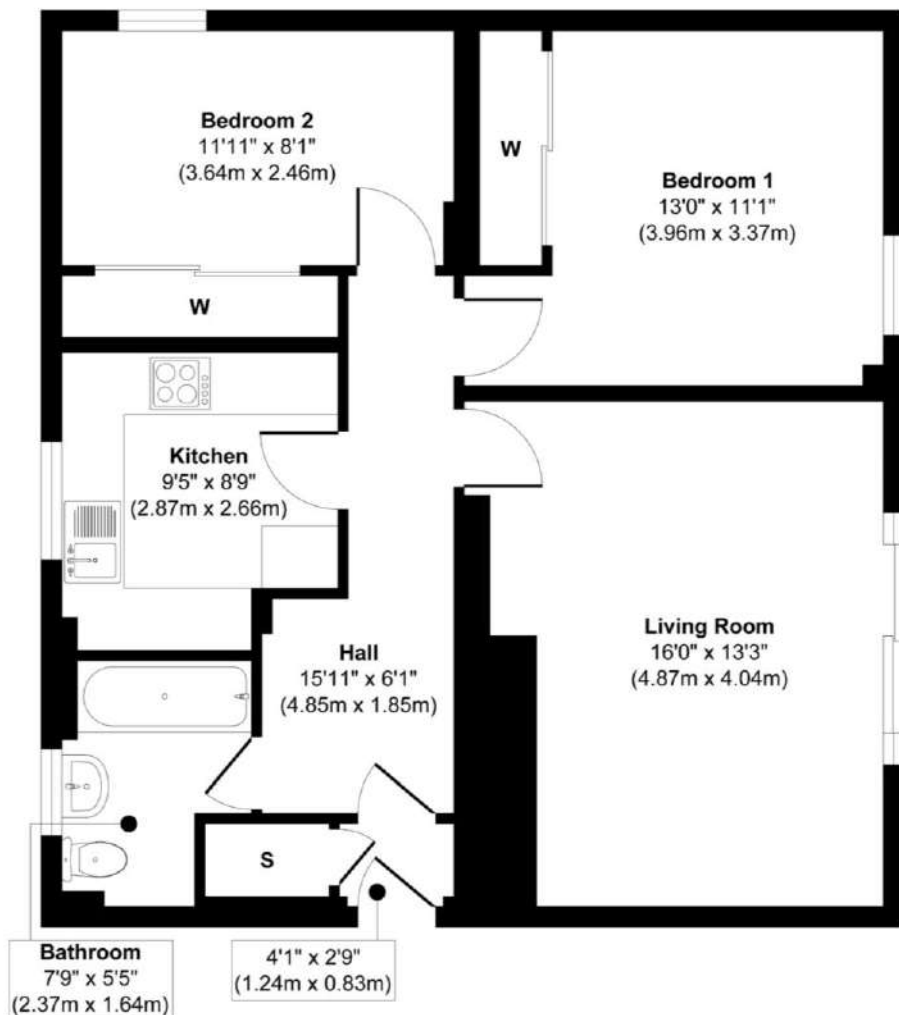




**Flat 2, 18 Firhill Drive  
Edinburgh EH13 9ET**

Approx. Gross Internal Area:  
717 Sq Ft (66.66 Sq M)

For Identification purposes only. Not to scale.  
[www.weare96.com](http://www.weare96.com)



**Flat 2, 18 Firhill Drive** offers an excellent lifestyle with a strong sense of community and easy access to the heart of Edinburgh. This well-established residential area boasts a variety of local amenities, including nearby shops, supermarkets, cafés, and medical services—all within walking distance. For more extensive retail and dining options, Craigmile Retail Park and Morningside are just a short drive away.

The property is ideally placed for public transport, with regular bus services providing quick and easy connections to Edinburgh city centre, universities, and surrounding areas.

For those who enjoy the outdoors, the property is within easy reach of several green spaces and walking routes, including the scenic Water of Leith walkway.

## Get in touch



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## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either