

10 Raith Drive

CRAIGMILLAR, EDINBURGH, EH16 4ZP



*MODERN THREE-BEDROOM
TERRACED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this superb modern three-bedroom terraced house to the market. The property is offered to the market in excellent condition and enjoys excellent proportions that include a dining kitchen and an en-suite master bedroom. The property also boasts a generous rear garden, gas central heating, double glazing, and the remainder of its original NHBC structural warranty for that extra peace of mind.

The accommodation is focused on a spacious living room that is naturally bright and neutrally decorated. There is plenty of space for a large suite and supporting furniture giving plenty of flexibility for a new owner to create their ideal entertaining space. A door from the living room leads into the dining kitchen which runs the full width of the house. The kitchen has a full range of base and wall-mounted units arranged around a mixture of integrated and free-standing appliances. There is plenty of space for a dining table adjacent to the French doors which open to the rear garden.





The first-floor landing gives access to all three bedrooms, the family bathroom, and a large loft space. Bedroom one is a generous double with an integrated wardrobe and space for a full range of bedroom furniture. This bedroom also benefits from an en-suite shower room which has a white suite and partial tiling. Bedroom two is a further double bedroom and bedroom three is a large single. The bathroom has a three-piece white suite, partial tiling, and a shower over the bath.





Bedroom 2

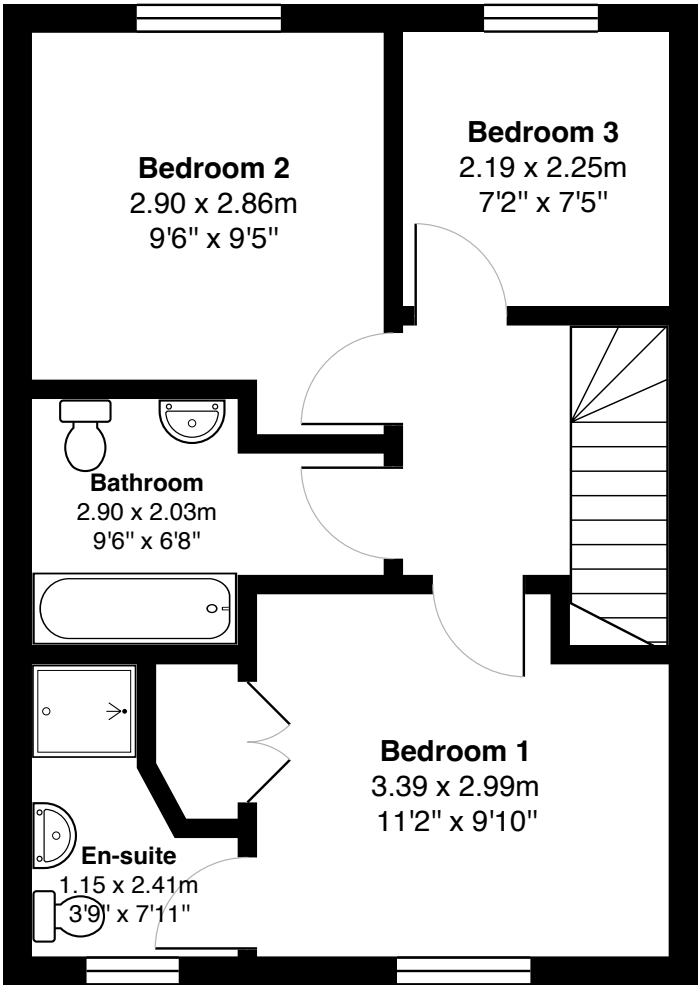
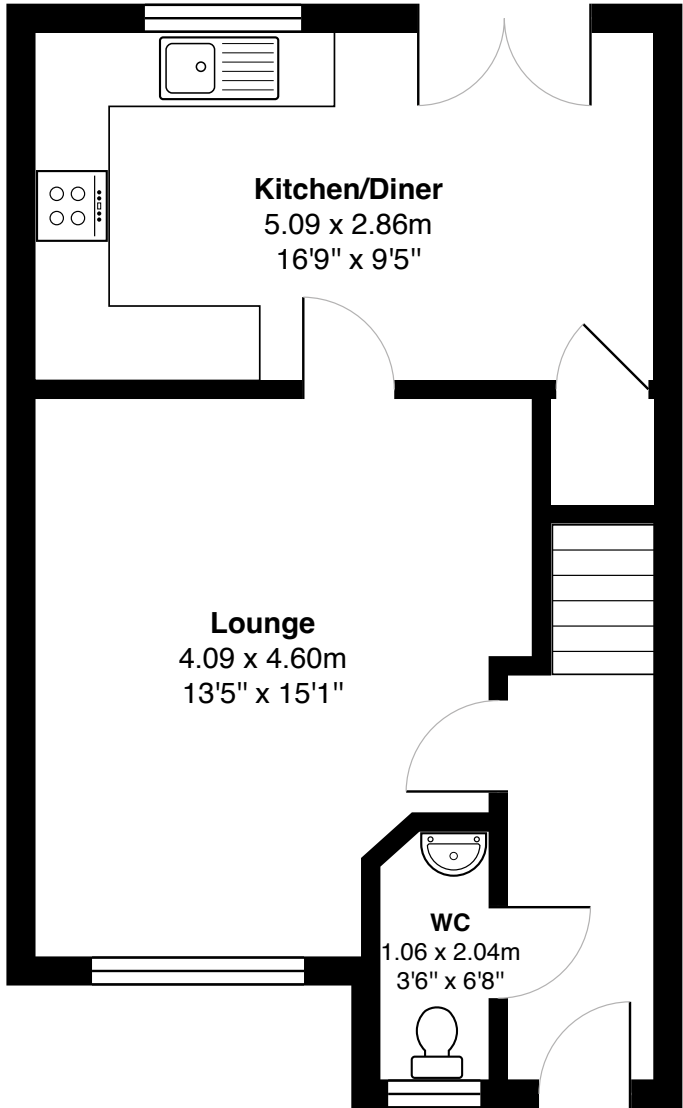




Bedroom 3







Gross internal floor area (m²): 81m²
EPC Rating: B

Floor Plan



For extra warmth and comfort, there is gas central heating and double glazing. Externally, the fully enclosed rear garden has a patio for entertaining and a mature lawn. There are residents' parking spaces to the front.



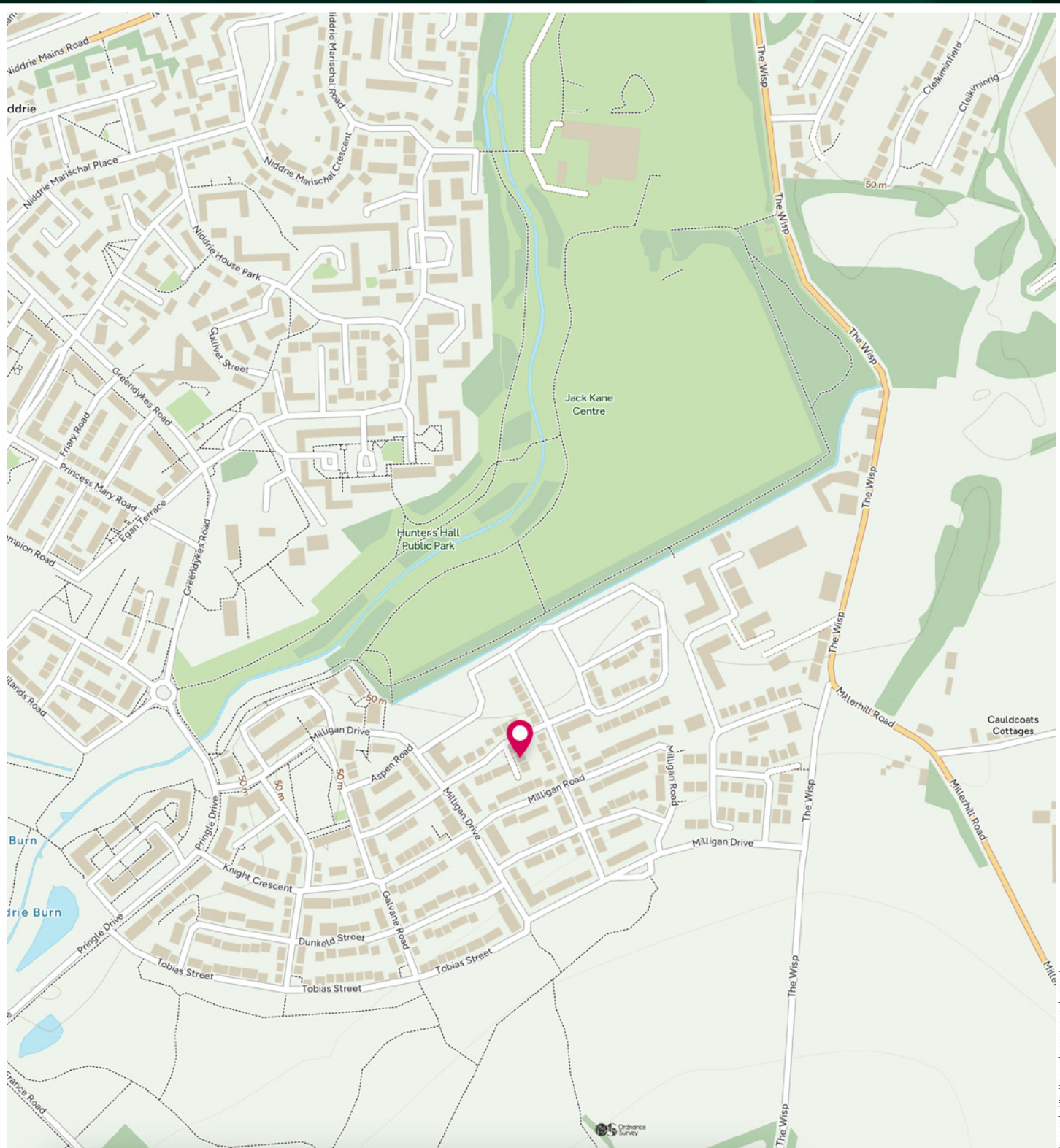


Craigmillar is a long-established district lying to the southeast side of the city close to Edinburgh Royal Infirmary. In recent years the area has undergone significant regeneration and there is a range of sought-after modern developments in the area.

There are good local amenities including a Tesco Metro, a doctor's surgery, a dentist, a recently-opened library, Fort Kinnaird Retail Park which has many High Street stores and restaurants. An Asda superstore and The Jewel and Cameron Toll Shopping Centre, with a Sainsbury's superstore, are also within easy reach. The area is well served by regular bus routes into the city and to towns and villages along the East Coast.

Edinburgh City Bypass gives good access to the A1, Edinburgh Airport and the motorway network. 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.