

135/2 Craigmillar Castle Ave

EDINBURGH, EH16 4DN



Two-bedroom ground-floor flat that boasts a private front garden, a communal drying green, and excellent proportions throughout



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McEwan Fraser is delighted to present this two-bedroom ground-floor flat that boasts a private front garden, a communal drying green, and excellent proportions throughout, including a separate kitchen. The property also has gas central heating and double glazing. It would be an excellent first-time buy or sound buy-to-let investment.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room that has laminate flooring, neutral décor, and a large bay window. There is plenty of floor space available to accommodate different furniture arrangements, giving a new owner plenty of flexibility as they create their ideal living space.

THE KITCHEN



The separate kitchen has a good range of base and wall-mounted units that are set against a tiled splashback. A gas hob and an electric oven are integrated, and space is provided for further free-standing appliances.





Both bedrooms are well-proportioned doubles with carpets and neutral décor. The accommodation is completed by a bathroom which is tiled and finished with a white suite.

THE BATHROOM



BEDROOM 1



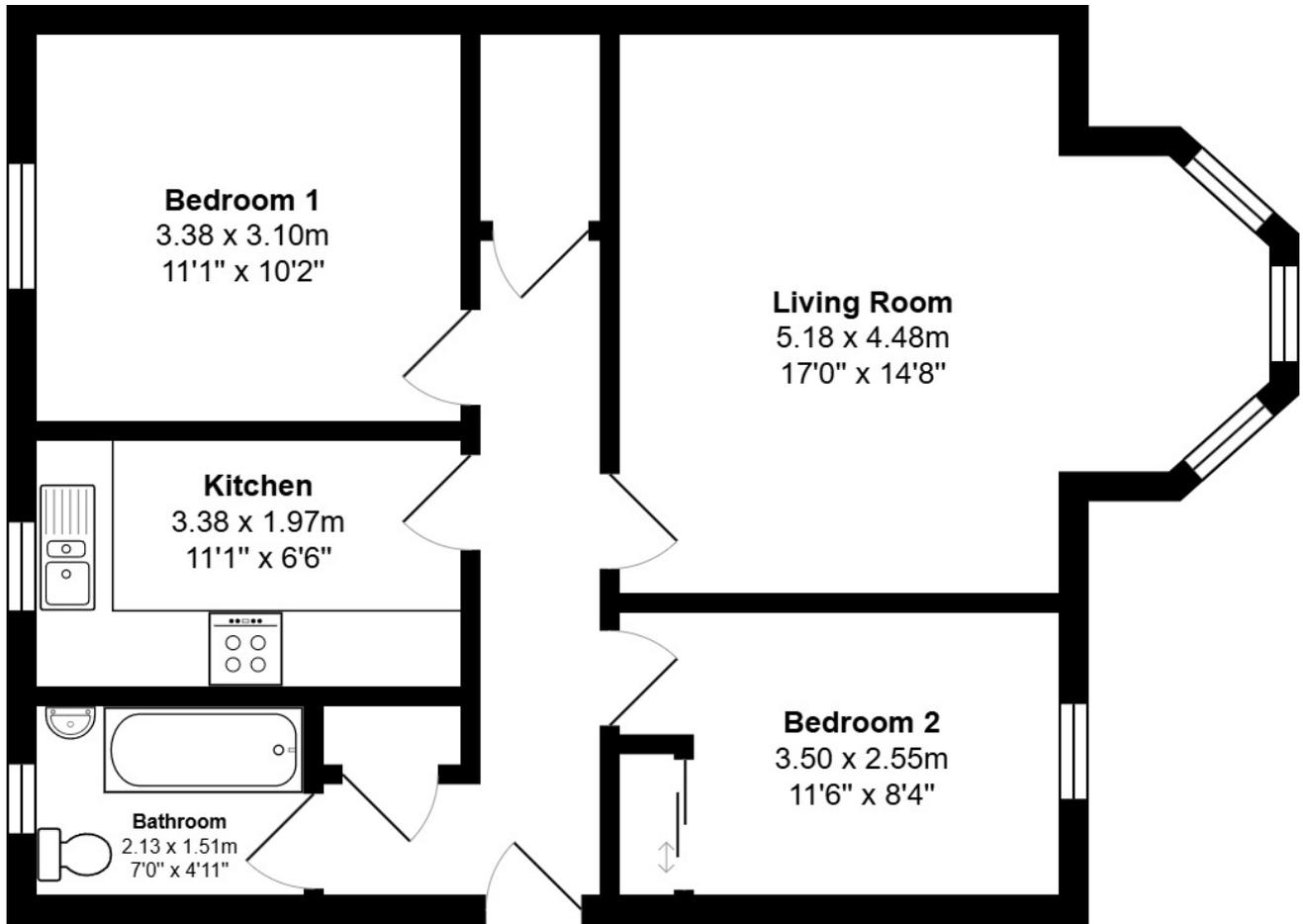
BEDROOM 2



EXTERNALS

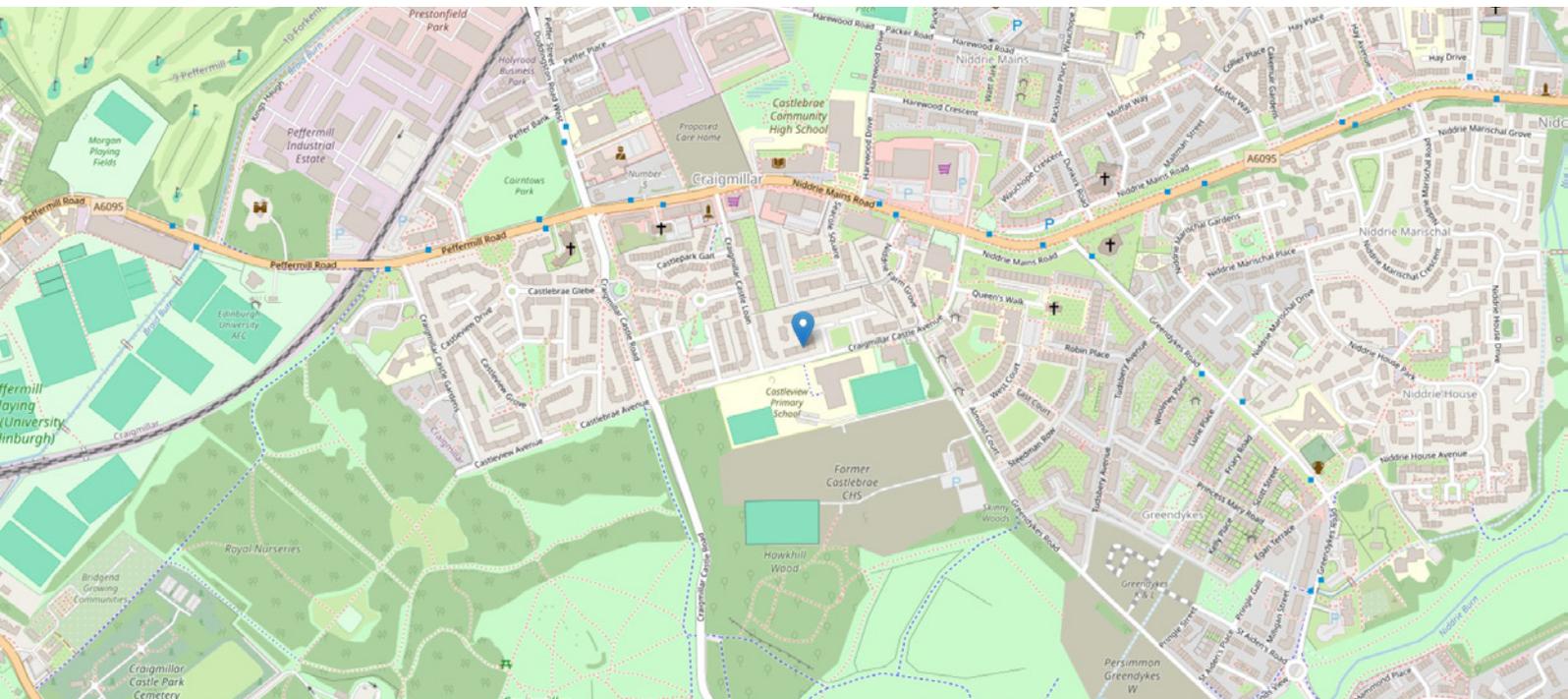


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

Craigmillar is a long-established district lying on the southeast side of the city close to the 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, and 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 and Esk Campus) and Queen Margaret University campus.



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