



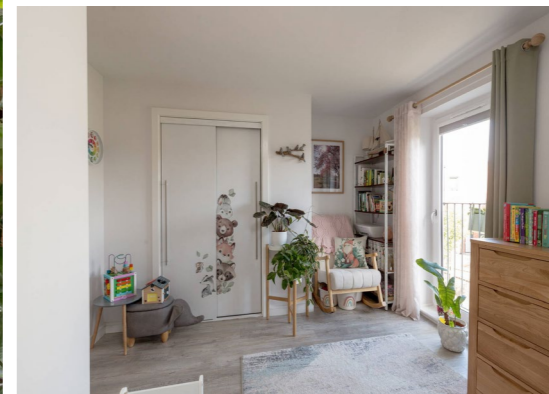
15 Greendykes Road,
Craigmillar, Edinburgh, EH16 4GS

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- WC/utility room housing automatic washing machine.
- Attractive open plan living room/dining room/kitchen with appliances.
- French doors to rear garden.
- Storage beneath the stairs.
- Upper landing has access to floored attic via Ramsay ladder which leads to ample storage.
- Two good sized double bedrooms one with fitted wardrobes.
- Both bedrooms with Juliette style balconies.
- Contemporary fitted bathroom with shower.
- District gas fired heating system.
- Double glazing.
- Private garden areas to front & rear.
- On street parking.



GENERAL DESCRIPTION

A well-presented mid terraced villa situated within a popular modern development in the vibrant Craigmillar district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh city centre. The property would make an ideal purchase for a first time buyer/young couple.

Factoring Note

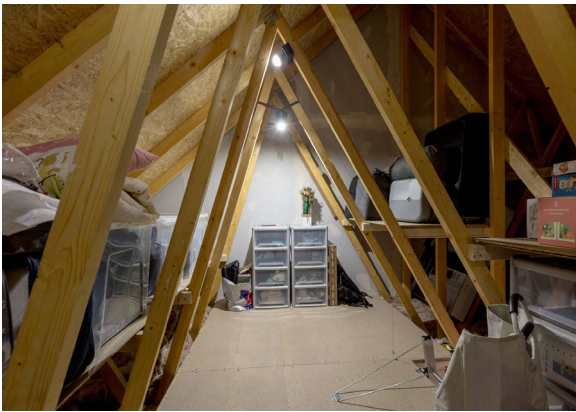
The communal areas within the development are factored by RMG at an approximate charge of £60 per quarter.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 2 MILES TO NEWCRAIGHALL TRAIN STATION.
APPROXIMATELY 4.8 MILES TO EDINBURGH WAVERLEY STATION
AIRPORT: APPROXIMATELY 17.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.

LOCATION

The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent choice of High Street names at nearby Fort Kinnaird and the Cameron Toll Centre. Schooling is well represented from nursery to senior level and the property is also conveniently placed for those connected to the Royal Infirmary. An efficient public transport network is on hand, which operates to other parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

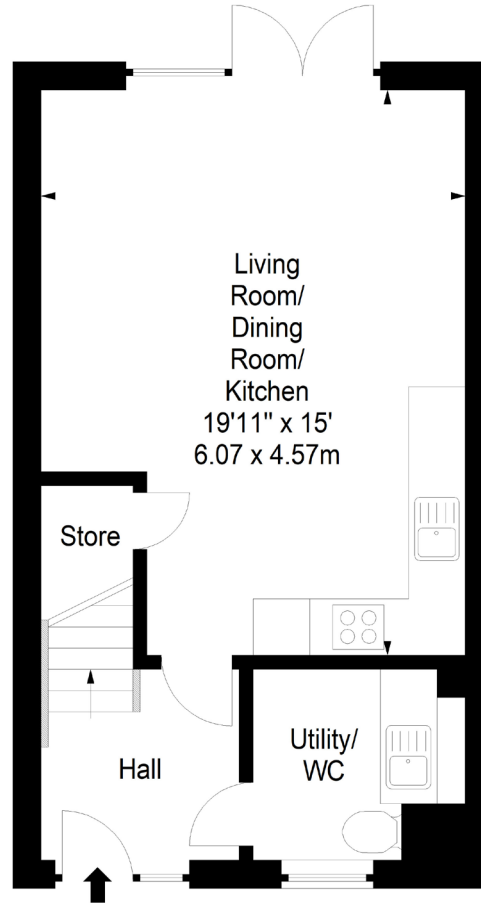
EXTRAS: ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THE SOFA WITHIN THE LIVING ROOM MAY BE AVAILABLE FOR NEGOTIATION. THE STORAGE UNIT WITHIN THE REAR GARDEN WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



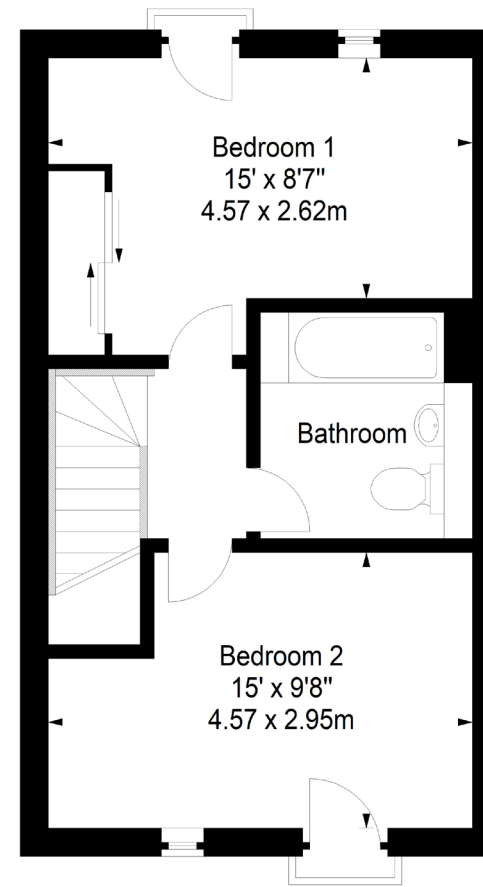
**Greendykes Road,
Edinburgh,
Midlothian, EH16 4GS**



Approx. Gross Internal Area
828 Sq Ft - 76.92 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.