



7 Back Station Road
Craigmillar, EH16 4AY

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

- Living Room/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



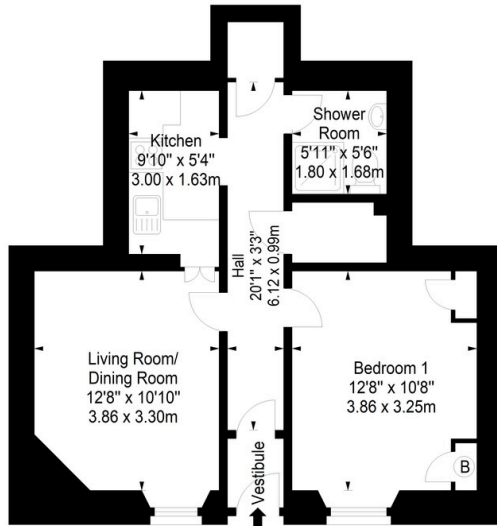
This well-proportioned main door flat is situated in a quiet residential area in Craigmillar, lying to the rear of a traditional tenement building accessed from the bottom of Pepper Street. This property is close to convenient, local amenities and Fort Kinnaird Retail Park which offers a wider selection of high-street retailers, restaurants, cinema and a gym. There are lovely outdoor areas at nearby Arthur's Seat, Holyrood Park and Craigmillar Castle. There are convenient bus routes to the city centre and surrounding areas and the A1 and City Bypass is easily accessible. The accommodation comprises: welcoming hallway, bright, living room, separate kitchen, good-sized double bedroom and shower room. Externally, there is a communal garden to the rear and free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, curtains, cooker, oven, hob, hood, washing machine and fridge-freezer. All included appliances are sold as seen with no warranty provided.



Back Station Road,
Edinburgh,
Midlothian, EH16 4AY



Approx. Gross Internal Area
510 Sq Ft - 47.38 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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