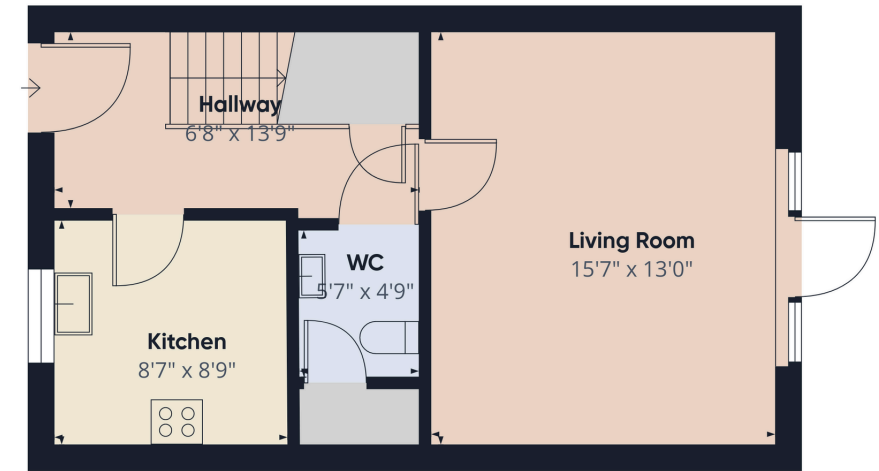
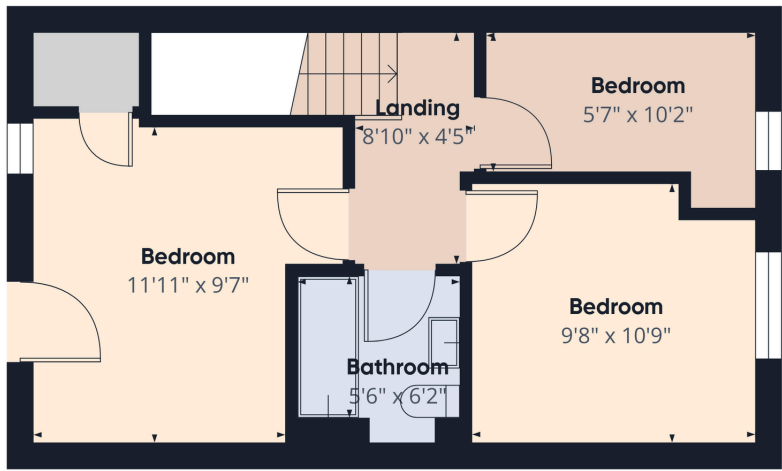




Floor 0



Floor 1



DESCRIPTION

Could This Be Your Next Home?

Perfectly maintained and ready to move into, this beautifully presented three-bedroom terraced home is an excellent choice for a wide range of buyers. The property offers modern finishes throughout, a landscaped private rear garden, and off-street parking for added convenience.

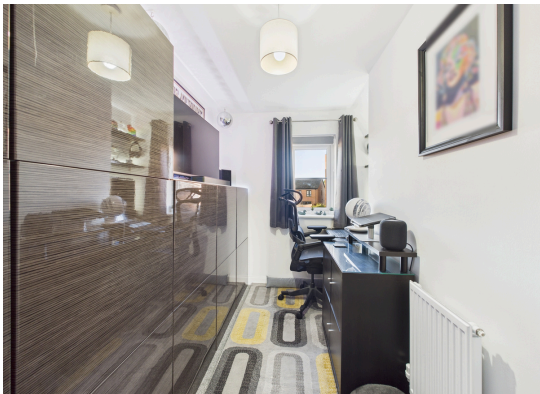
Positioned within a sought-after area on a quiet residential street, the home enjoys easy access to local amenities, schools, and transport links, making it ideal for families and professionals alike.

This property truly ticks all the boxes – a home you can simply move into and enjoy from day one.

The Property Comprises of :

- Welcoming hallway
- Modern kitchen with integrated appliances
- Ground floor WC
- Open plan lounge/diner with doors to garden
- Two double bedrooms with fitted wardrobes
- Third bedroom/office
- Stylish family bathroom
- Landscaped rear garden
- Off street parking

To schedule a viewing call 0131 297 3177.



LOCATION

Princess Mary Road lies to the south east of the City. There are plenty of useful local shopping and amenities on the doorstep and Fort Kinnaird Retail Park and Cameron Toll Shopping Centre are close-by offering a varied range of shops and supermarkets. The area is well served by regular bus routes into the city and to towns and villages along the East Coast. The nearby City bypass provides easy connections to the A1, Edinburgh Airport and the motorway network. There is a selection of schooling from nursery to secondary and at further education level there is Queen Margaret University and Edinburgh College. Leisure facilities include The University of Edinburgh Peffermill playing fields which boast some of the finest sports pitches in Scotland and the Jack Kane Leisure Centre. A short distance away you can take advantage of Duddingston 18 or Portobello 9 hole golf courses, not to mention Bannatynes Health and Fitness Club. Leisurely walks can be enjoyed at Craigmillar Castle Park, Arthur's Seat & Holyrood Park

