

1 (flat 2) Lurie Place, Craigmillar, Edinburgh, EH16 4FY



## 1 (flat 2) Lurie Place | Craigmillar | Edinburgh | EH16 4FY

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### Description

Commanding an enviable corner setting, this two-bedroom ground floor flat forms part of a striking modern development conveniently placed for those connected to the nearby Royal Infirmary. The city home offers an excellent location, ideally placed within walking distance of local amenities and supermarkets, providing comfortable and well planned living space which represents a superb property for an individual or couple.

- Hallway with storage
- Open plan living/dining/kitchen with French windows opening onto a Juliette style balcony
- Two double bedrooms
- Bathroom featuring a three-piece white suite and shower
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Secure entry phone system
- Residents parking

### Extras

The blinds, curtains, oven, hob, cooker hood, fridge freezer, and washing machine are included.

### EPC Rating: B

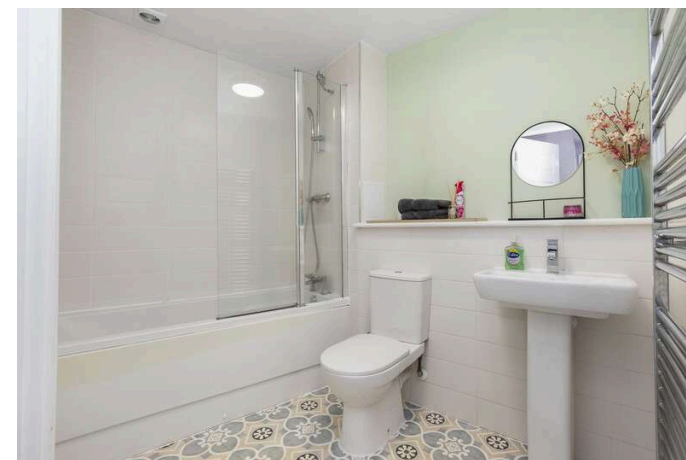
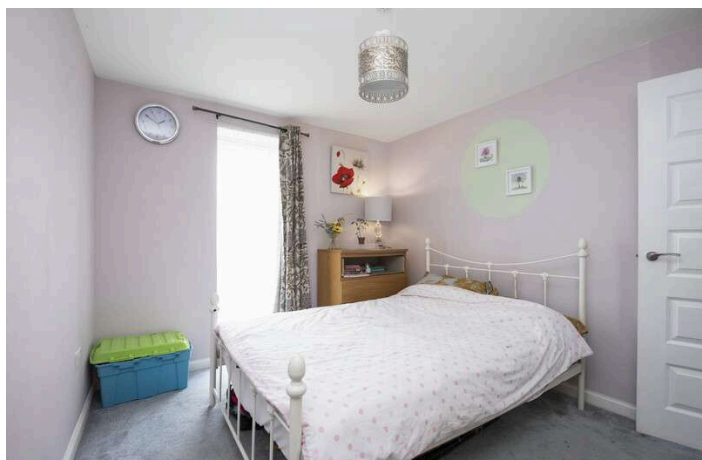
### Price and Viewing

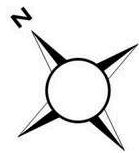
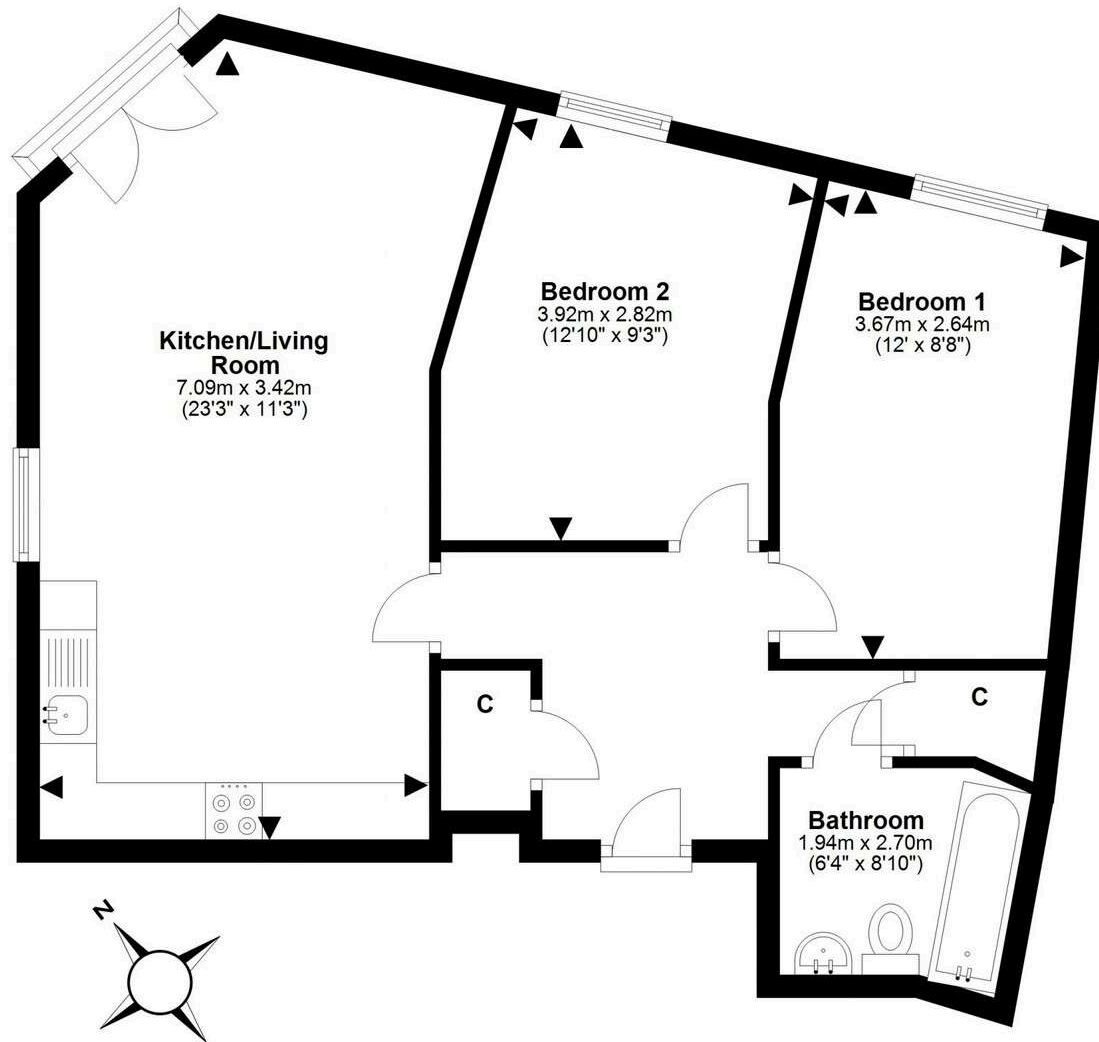
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Set some five miles southeast of the city centre, Craigmillar promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital, without leaving the city limits. Craigmillar is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh Bio Quarter, or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from an ASDA superstore, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The area is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer. PlanUp 2024  
Plan produced using PlanUp.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

