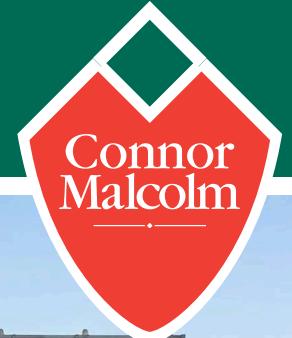


42 Craigmillar Castle Road, Craigmillar, Edinburgh, EH16 4AR



## Description

A rare opportunity has arisen to acquire a four bed townhouse, of immense appeal 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, and provides spacious and flexible family living which comes with the added attraction of a sunny enclosed west-facing rear garden.

## Features

- Rarely available modern townhouse
- Spacious and flexible family living over 3 floors
- Easy access to Royal Infirmary and the City Centre
- Well equipped kitchen/dining room
- Utility room and downstairs WC
- Four double bedrooms
- Bathroom and separate shower room on upper floors
- Gas central heating, under floor heating and double glazing
- Sunny west-facing back garden
- On street parking with two allocated spaces

## Extras

The curtains, blinds, floor coverings, black wardrobe in bedroom 2, single door fridge/freezer, dishwasher, microwave integrated and oven are included in the sale

## EPC Rating: C

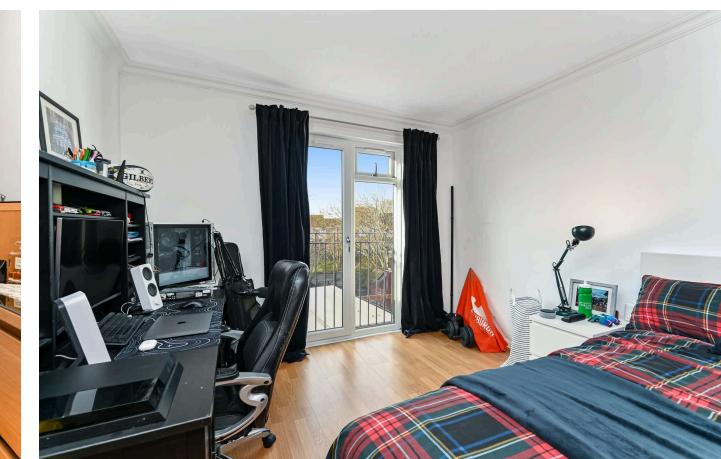
## Price and Viewing

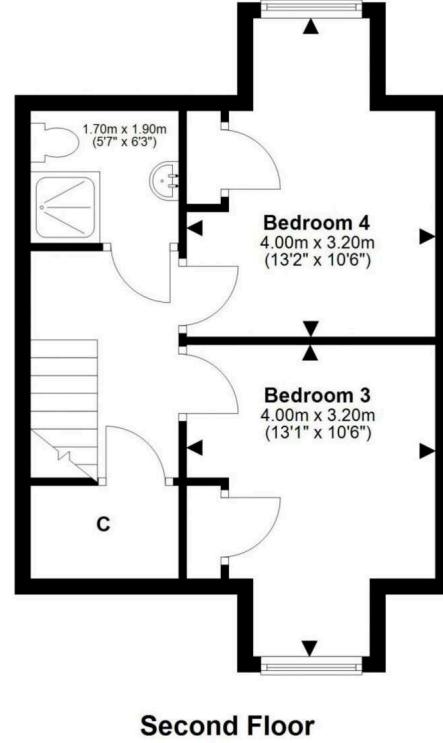
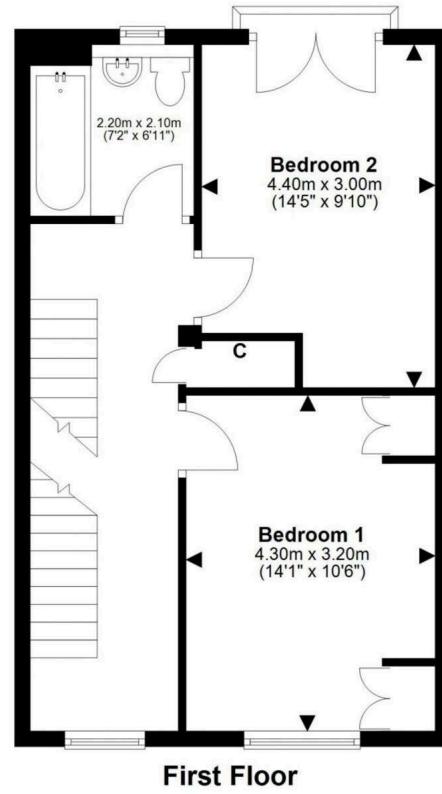
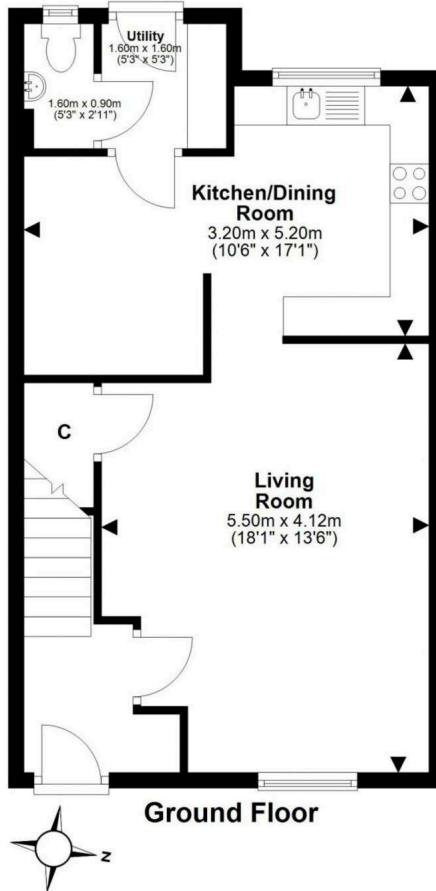
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Set some four 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. The area is a short distance to the Royal Infirmary and Edinburgh University and schooling in the area is well-represented right through from nursery to senior level. 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.



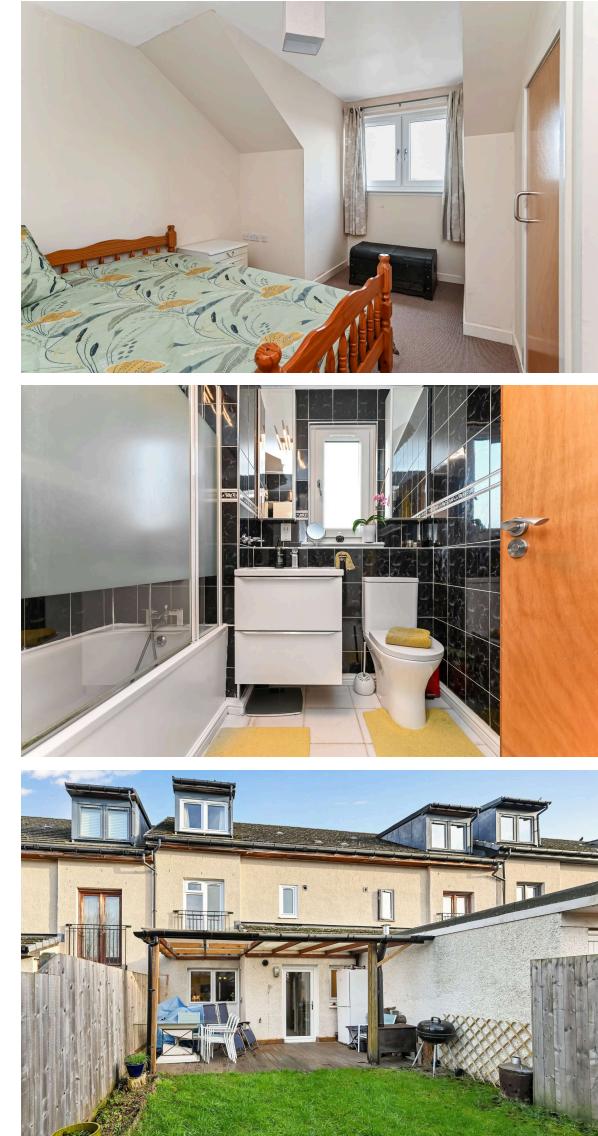


This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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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.



**espc**