An aerial photograph of a residential street in Edinburgh, showing rows of terraced houses with grey roofs and lush green trees. A semi-transparent white rectangular box is centered over the middle of the image, containing text. The text is in a black, sans-serif font and is arranged in four lines: '58 1F', 'Craigmillar Park', 'Edinburgh', and 'EH16 5PT'.

58 1F
Craigmillar Park
Edinburgh
EH16 5PT



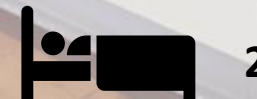


Superb and spacious first floor flat forming part of a Victorian house in the sought after area of Newington. The property which boasts many period features such as high ceilings and intricate cornice work has been beautifully presented throughout and offers light and spacious living in a leafy setting.

The accommodation comprises of hall with excellent storage, bright and spacious lounge with gas fire and French doors to Juliet balcony, Beautiful kitchen/dining area with French doors, main bedroom with double arched windows, further double bedroom with French doors that lead to a Juliet balcony, with storage and bathroom with three-piece suite, separate shower cubicle and under floor heating. The property has a beautifully landscaped private rear garden and driveway and further benefits from a utility room out with the property. Early viewing is recommended.

Property Details

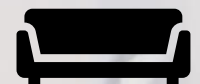
- Entrance hall with wood floors and storage cupboard.
- Living room with twin arch top windows, period mantle with gas fire, cornicing and varnished floors
- Kitchen fitted with a range of base and wall mounted units. Integrated oven, hob, fridge freezer and dish washer. Ample space for dining table.
- Two double bedrooms both with space for freestanding furniture.
- Bathroom with freestanding bath, toilet, basin and shower enclosure.
- Utility room accessed from landing plumbed for a washing machine
- Mature private garden laid to lawn with private driveway accessed from Lygon Road offering off street parking



2



1



1



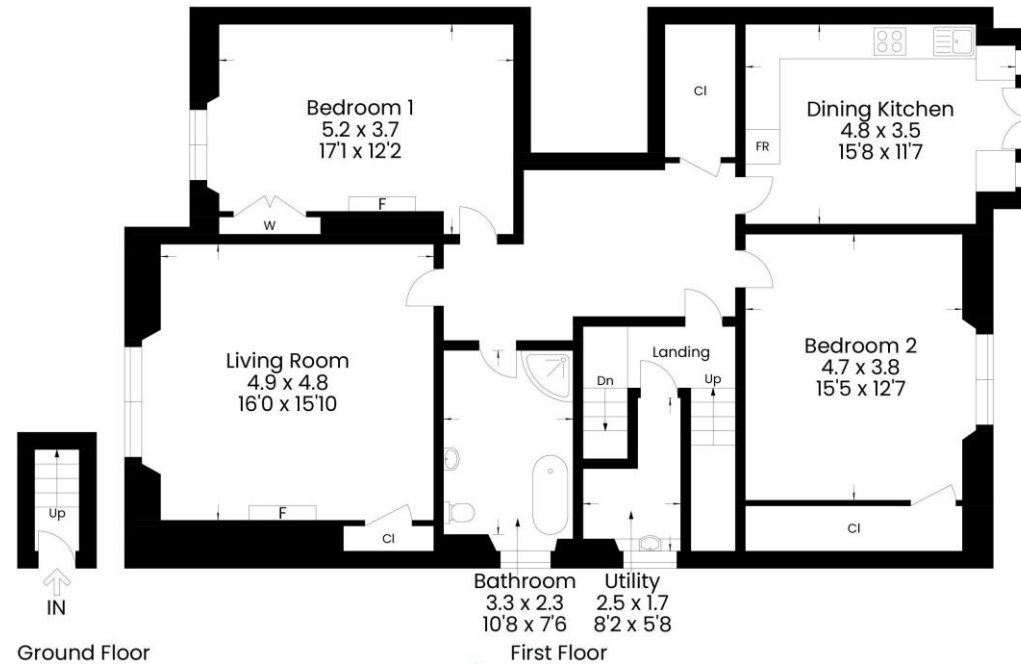












vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival and Queens Theatres, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.

Extras: All fitted floor coverings and integrated appliances are included in the sale. Please note: some light fittings are excluded from the sale.

EPC Band- E

Council Tax Band- E





