










Offers Over
£300,000

28 Sandilands Road

Craigmillar | Edinburgh | EH16 4AF

An immaculately presented, mid terraced townhouse forming part of a modern development in the popular residential district of Craigmillar. Close to excellent local amenities and transport links, this property is in true move in condition and will have a wide appeal in the market, therefore early viewing is highly recommended.

-  4 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  On street parking
-  EPC rating – B
-  Council tax band- E



Description

The spacious accommodation is laid out over three levels, with downstairs briefly comprising of a welcoming hallway with understairs storage cupboard and handy WC, a bright lounge, and a stylish dining kitchen with a range of sleek wall and base units with co-ordinating worktops, and French doors to the rear garden.

Moving to the first floor, there are three bedrooms, and a fully tiled family bathroom with shower over the bath.

Completing the accommodation on the second floor is the principal suite with a walk in wardrobe and en-suite shower room. There is also a floored attic.

The property further benefits from gas central heating, double glazing and solar panels.



Extras

All fixtures and fittings, plus the 5 ring gas hob, electric oven, microwave, fridge/freezer, washer/dryer, and dishwasher are included in the sale.

Gardens & Driveway

A neat front garden welcomes you to the property, and to the rear is a fully enclosed garden which is laid to lawn and has a patio area, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is also an outdoor socket and tap. Unrestricted on street parking is available.

Factoring

The communal garden areas in the development are maintained by SG Property Management at a cost of approximately £14 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





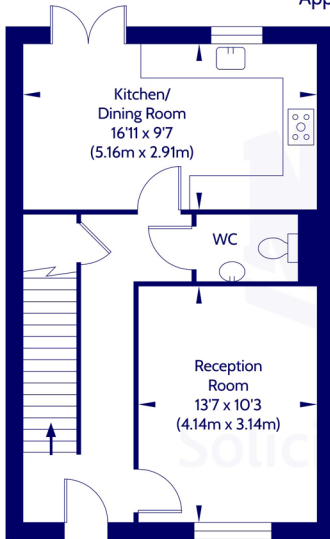
Location

Sandilands Road forms part of a modern development in the popular Craigmillar district of the city. The area has undergone substantial redevelopment in recent years and offers excellent amenities including a Lidl superstore, Morrisons supermarket and a 24-hour Asda at The Jewel. The Cameron Toll Shopping Centre and Fort Kinnaird retail parks, both close by, offer an extensive range of high street named shops and superstores. The area is also ideal for the commuter with excellent bus links linking to the City Centre and surrounding areas and the City of Edinburgh Bypass and A1 within easy reach, and linking Scotland's main motorway network system. Leisure and recreational facilities include the nearby Portobello promenade, Craigmillar Castle, Prestonfield and Duddingston golf courses together with Ballantynes Health & Fitness Club. The area is a short distance to the Royal Infirmary and Edinburgh University with schooling in the area well-represented from nursery to senior level.

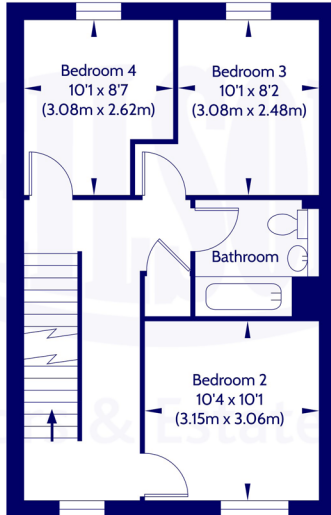




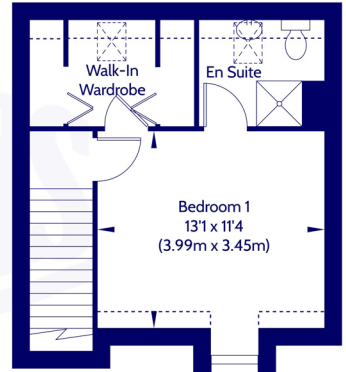
Approx. Gross Internal Floor Area 115.2 Sq M / 1240 Sq Ft.



Ground Floor



First Floor



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138 St John's Road
Edinburgh

Property Department

142 St John's Road
Edinburgh

City Centre

2a Picardy Place
Edinburgh

South Queensferry

37 High Street
South Queensferry

Bonnyrigg

72 High Street
Bonnyrigg

