










Offers Over  
**£150,000**

## 27/2 Craigmillar Castle Avenue

Craigmillar | Edinburgh | EH16 4DL

A superb opportunity has arisen to acquire this well-proportioned two bedroom ground floor flat quietly positioned within a popular residential pocket of Craigmillar. Near a host of excellent amenities and transport links, the property makes an ideal purchase for first-time buyers, investors and those looking to downsize. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Shared gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a handy storage cupboard, bright and airy lounge/diner with twin windows, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and a useful storage cupboard, first generous double bedrooms with a front-facing aspect, integrated wardrobes and another handy storage cupboard, second sizeable double bedroom with a rear outlook and room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £56 per calendar month.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property offers well-kept communal gardens to both the front and rear for residents to enjoy. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

The Craigmillar area has undergone substantial redevelopment in recent years and offers excellent amenities including a Lidl superstore whilst Morrisons Gilmerton and a 24-hour Asda at The Jewel are both a short drive away. 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 many excellent bus links within walking distance, serving 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 and schooling in the area is well-represented right through from nursery to senior level.



Approx. Gross Internal Floor Area 64.72 Sq M / 697 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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