







## Welcome

Welcome to Castleview Grove, an exceptional opportunity to acquire this generously proportioned three bedroom ground floor flat forming a block of four. The property is conveniently located in the popular residential area of Craigmillar, close to an abundance of local amenities, schooling and swift transport links to include an excellent bus service to and from the city centre. The property boasts a private garden to the front and to the side with ramp access, gated driveway, and spacious interiors, this rarely available property offers an ideal blend of style, comfort, and practicality, perfect for families, professionals, or downsizers alike. Presented to the market in excellent order throughout, we would recommend an early viewing.

- reception hallway
- bright and spacious living room
- fully fitted breakfasting kitchen
- three double bedrooms
- bathroom presented as a wet room
- gas central heating
- double glazing
- private gardens to the front and side
- gated driveway with further on street parking available
- shared drying green to the rear
- garden shed







## Craigmillar

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.

## Agents notes

The integrated kitchen appliances, curtains, shed and fitted floor coverings are included. A small fee is paid to Link Housing for stair lighting.



# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

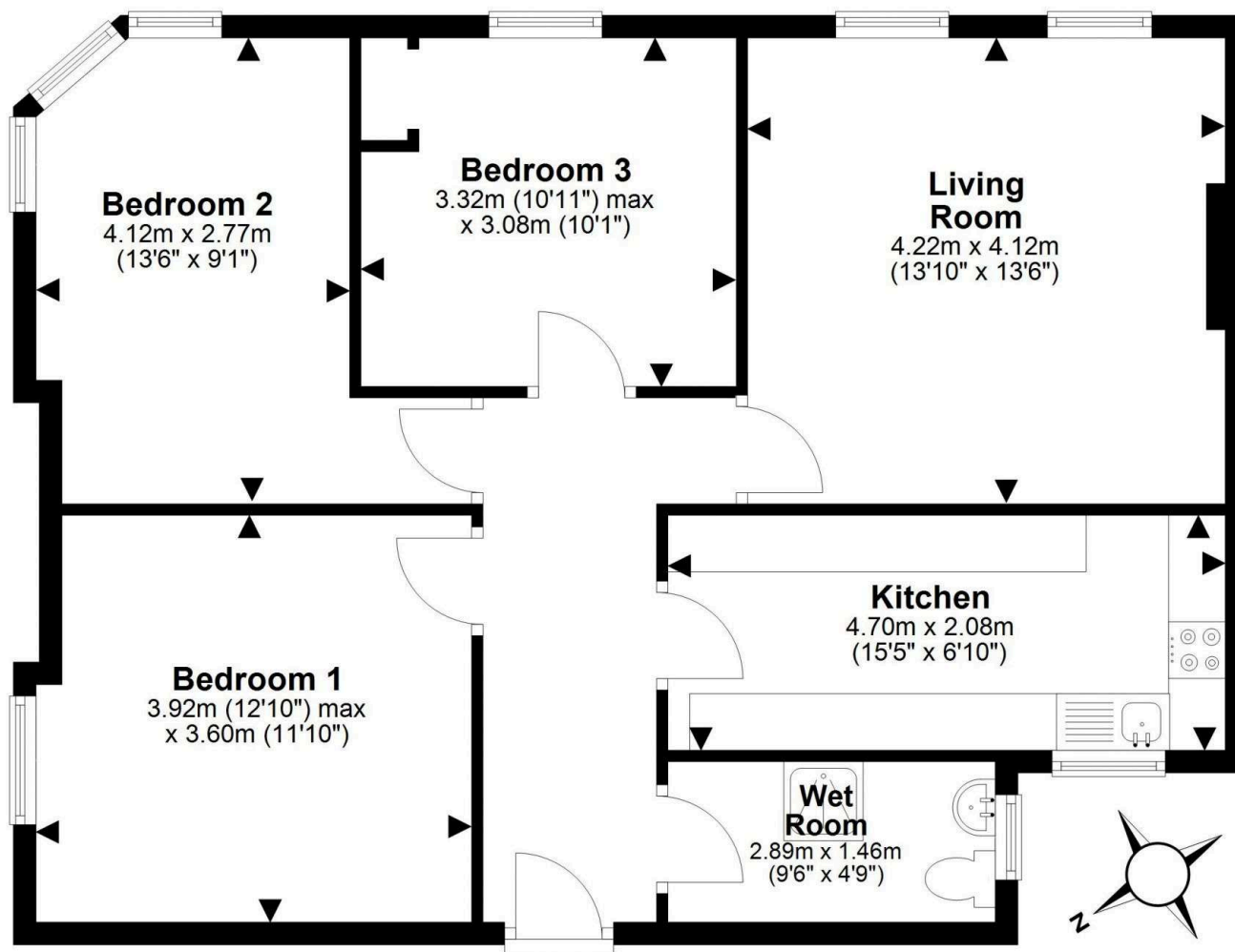
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.