



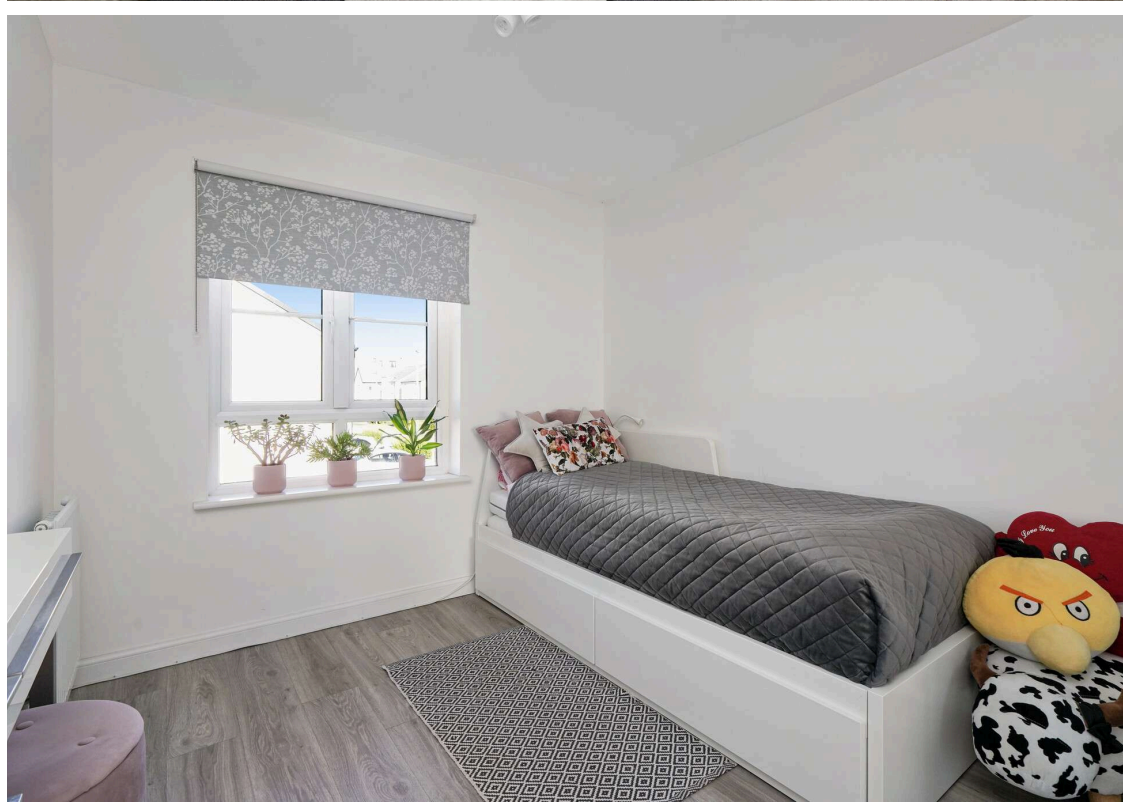
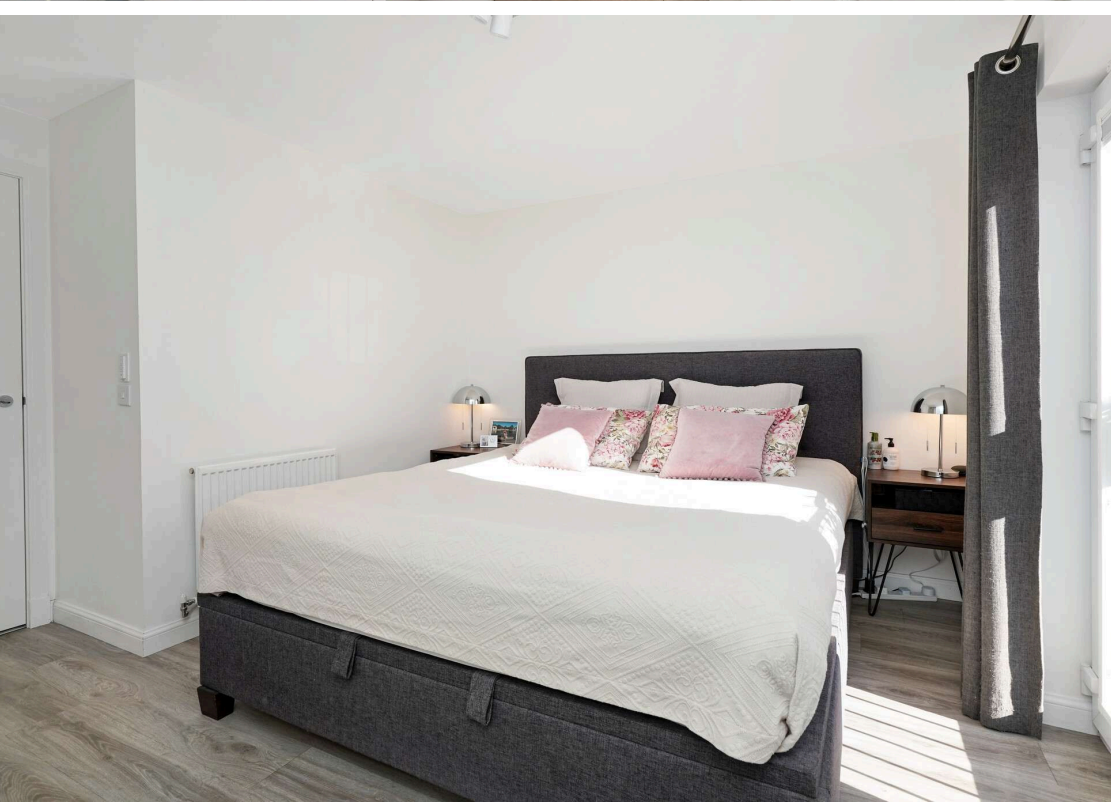


Welcome

Welcome to Egan Terrace, McDougall McQueen are delighted to offer to the market this charming three bedroom terraced property presenting bright and spacious modern day living, the property further benefits from gardens to the front and to the rear with a pergola and seating area, ample residents and visitors parking available. The property forms part of a factored residential development in the Craigmillar area of Edinburgh popular with first time buyers and families, the development offers a peaceful outlook which benefits from beautiful open green spaces, parks, schooling, a good range of local amenities, regular city bus connections, and swift transport links to the city bypass. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining with access to the rear garden
- Fully fitted kitchen
- Downstairs cloaks comprising WC and wash hand basin and utility area
- Three bedrooms
- Family bathroom
- Attic storage
- Gas central heating
- Double glazing
- Gardens to the front and rear
- Residents and visitors parking







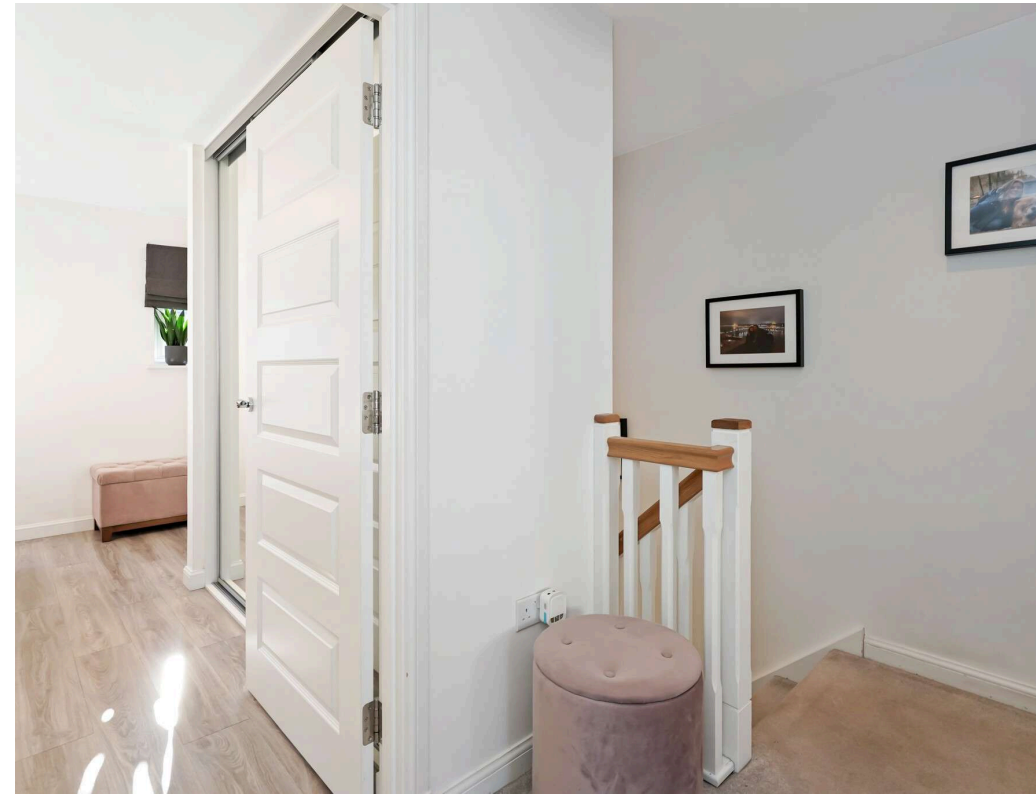
Craigmillar

The Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further facilities can be found at the Cameron Toll Shopping Centre and Fort Kinnaird Retail Park. Schooling is well represented from nursery to senior level and Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, which operates to most parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Agent's Note

The development is factored by RGM with an approximate annual fee of £150.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Included in the sale are the integrated kitchen appliances, blinds were fitted and fixtures & fittings. Fitted lights in the living room and bedrooms will not be included in the sale price.





Get in touch

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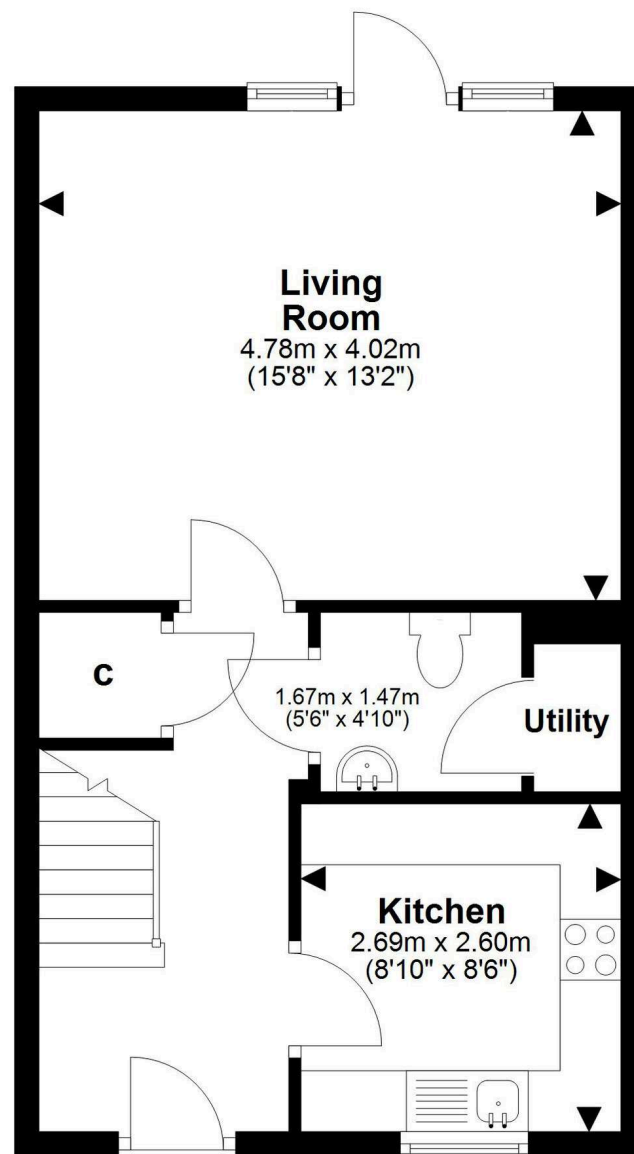
Bruntsfield Office:

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Edinburgh EH10 4EQ

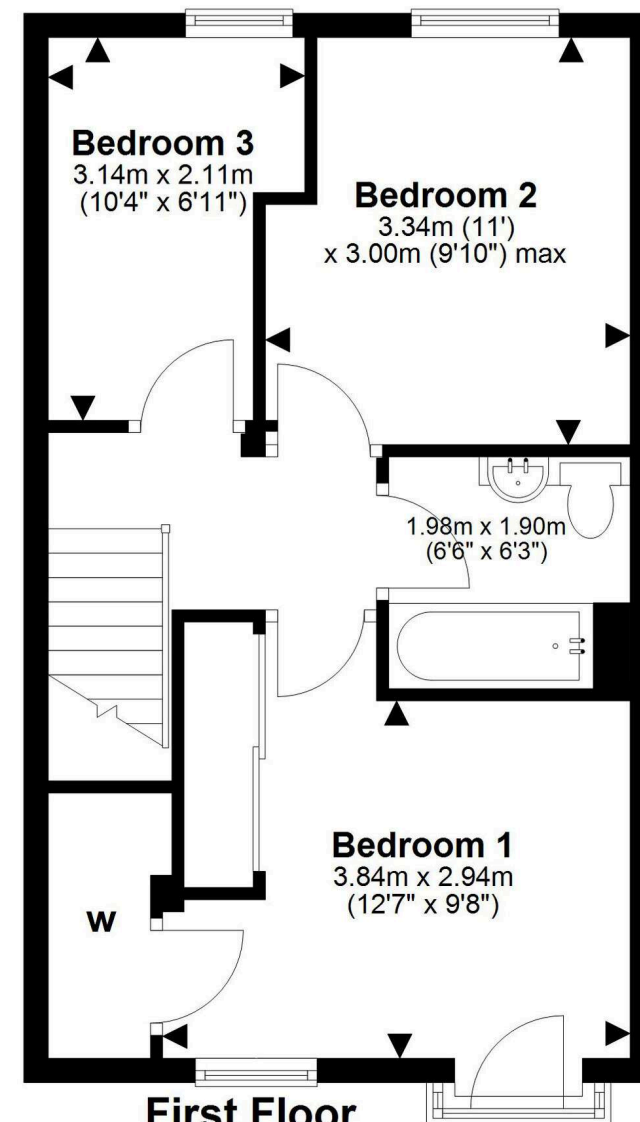


CHARTERED FIRM

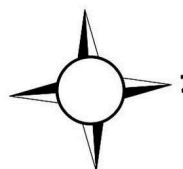
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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.



Ground Floor



First Floor



Z 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.