



Beautifully presented

Two bedroom, mid-terraced house



This beautifully presented, two-bedroom, mid-terrace house offers buyers a fantastic opportunity to own a 25% share of a property (subject to conditions, please ask the agent). Situated in a quiet development in the popular Craigmillar area of Edinburgh, close to the Jack Kane Park, schools and good local amenities, it is an ideal property for a family or couple looking to buy a home (it must be the primary and sole property owned on day of purchase). The accommodation consists of an entrance hall, with under stair storage, a particularly attractive and generous dining lounge, with a vaulted ceiling and patio doors leading out into the garden. The kitchen has a good range of modern units, appliances and space for a table and chairs. There is also a double bedroom and shower room on this level. On the upper floor there is a very nice, bright master bedroom with a vaulted ceiling, a walk-in wardrobe, and a spacious bathroom. There is a small, enclosed front garden and a lovely, enclosed, rear, sunny garden, with an area of lawn, planting, a shed and a gate leads to a communal play area. There is on-street parking. Anyone interested in purchasing the share will need to be accepted on to the Shared Ownership scheme, please ask the agent for more details.

Key Features

Share ownership mid-terrace house (conditions apply)

Entrance hall

Dining lounge

Breakfasting kitchen

Two double bedrooms

Bathroom

Shower room

Gas central heating (new boiler installed 2023)

Double glazing

Front and rear garden

On-street parking

The communal grounds in the development are managed by RMG Scotland - quarterly fee of approx. £43

Link Housing Association own 75% of the property and there is a rent due which is approx. £275 per month



Craigmillar

The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is an excellent range of shopping facilities within the vicinity, including small specialist shops serving the local community and a great choice of High Street stores at nearby Fort Kinnaird retail park and the Cameron Toll shopping centre. The Jack Kane Centre and Park and close by and schooling is well represented from nursery to senior level and the property is also conveniently placed for those connected to the Royal Infirmary. There are a host of public transport networks on hand, which operates to other parts of the city and surrounding areas. The City Bypass and motorway networks are also in close proximity.



Extras

All fitted floor coverings, curtains, blinds, most light fittings, oven, hob, fridge freezer and shed are included in the sale (no warranties given). Three-door wardrobe and bedside tables are available if desired. The washing machine and living room lighting are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£225,000

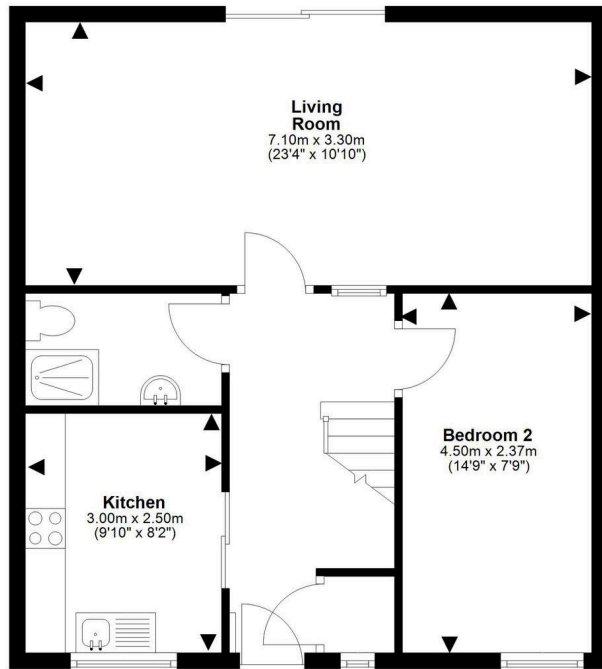
EPC Rating

C

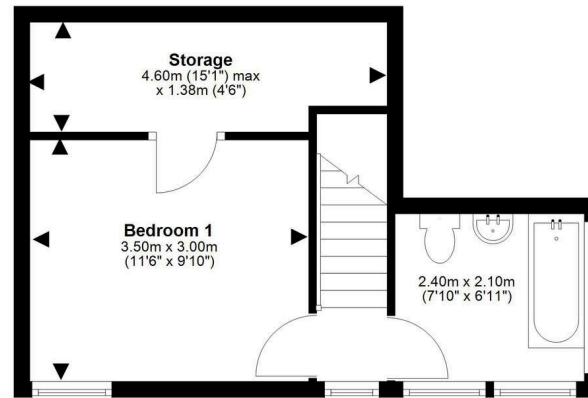
Tenure

Free hold





Ground Floor



First Floor

Total area: approx. 81.9 sq. metres (881.0 sq. feet)

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.



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Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.