



52/2 Craigmillar Park
Newington, Edinburgh, EH16 5PS





52/2

Craigmillar Park

Handsome C-listed semi-detached converted property in desirable location.

- Shared entrance with secure entry
- L-shaped hallway with storage cupboard
- Bay windowed sitting/dining room
- Modern kitchen and breakfast room
- Two double bedrooms
- Three-piece bathroom
- Gas central heating
- Private garden with summer house
- Private garage and on-street parking



Offers Over: £400,000

Home Report: £420,000

EPC Rating: C

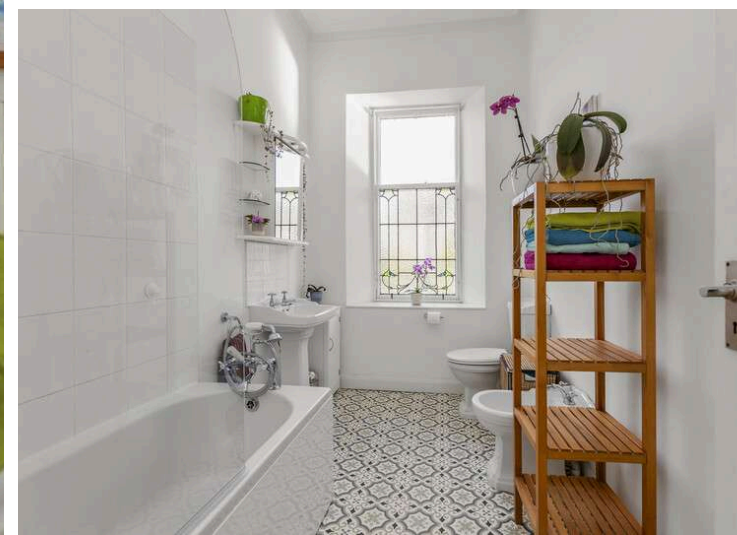
Council Tax: E

Tenure: Freehold

Forming part of a handsome, converted, semi-detached house, this wonderful first floor flat offers bright and spacious accommodation, lovely garden ground and a convenient location in renowned Newington, South of the city centre.

Situated in the Craigmillar Conservation area, a gated pathway and garden lead to the front door of this attractive, C-listed building which has been converted to form three flats. A shared vestibule and stairs take you to the first floor where Flat 2 is entered. From here, an L-shaped hallway provides access to the bright and spacious accommodation, which comprises a bay windowed sitting/dining room with dual aspect and period features; a modern fitted kitchen/breakfast room; two generous double bedrooms; and a three-piece bathroom.

The property benefits from gas central heating, access to a private and shared external storage area, a garage and a lovely private garden with mature trees and shrubs, and a summer house. On-street parking is also available.



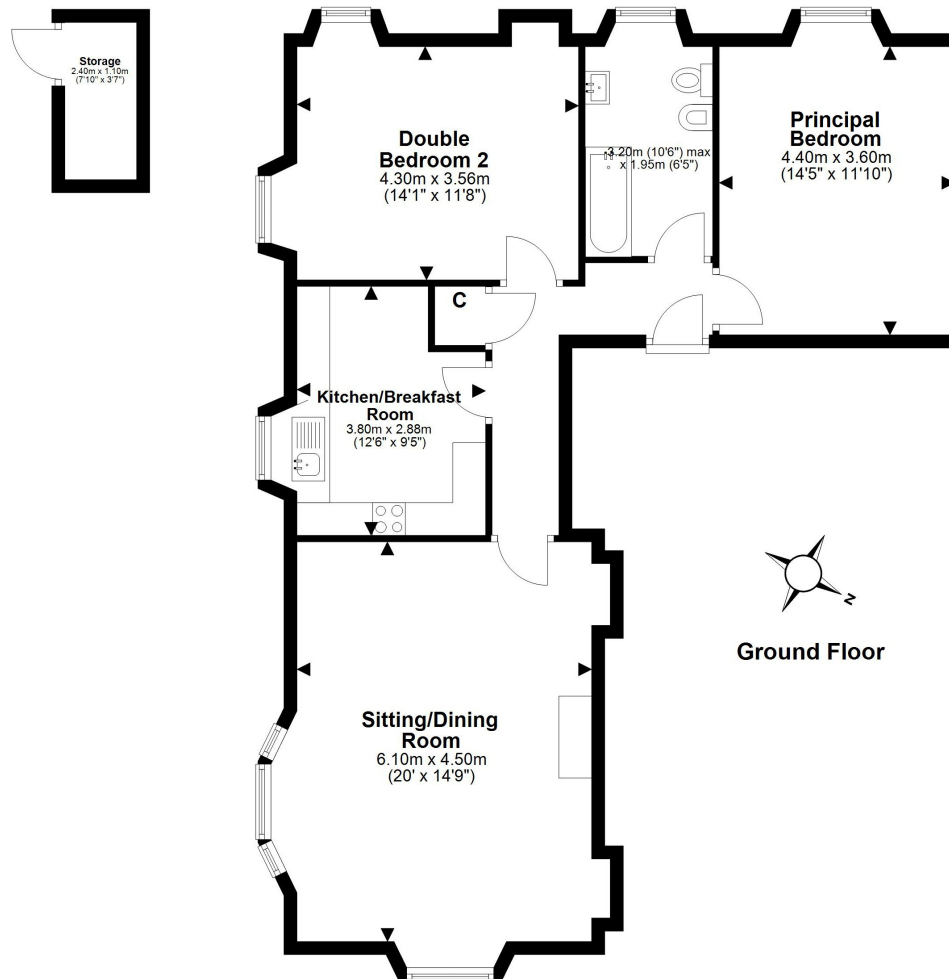


Newington is a sought-after district lying south of the city and served by excellent local amenities, including a wide range of everyday and specialist shops, bars, restaurants and cafes.

Within easy reach is Cameron Toll Shopping Centre, as well as Straiton Retail Park and Fort Kinnaird. The Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby.

This area is well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. The City Bypass is within easy reach and regular bus services run to and from the city centre. Excellent schooling is represented in both the state and private sector.

Extras: To include all fitted flooring and carpets, light fixtures, oven, hob and extractor hood, fridge/freezer, dishwasher and washing machine, and summer house in the sale. Other items such as furniture and curtains may be available by separate negotiation.



For details of the total internal floor area, please refer to the Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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