



21 Wighton Road  
CRAIGMILLAR | EDINBURGH | EH16 4GQ

  
**warners**  
solicitors & estate agents



## 21 Wighton Road

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Located in the sought-after Edinburgh area of Craigmillar a stones throw away from Little France Park, this modern three-bedroom end terraced home offers contemporary living in a bustling urban setting.

The home boasts a spacious open-plan living room and kitchen area. The kitchen features sleek, modern grey units, providing ample storage space and a stylish aesthetic. Large windows allow natural light to flood the room, creating an inviting atmosphere. From the living area, French doors provide direct access to the rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. Conveniently situated on the lower level is a WC, equipped with utility space, offering practicality and functionality for everyday living. Ascending to the upper level, you'll find two generously sized double bedrooms, each offering comfortable accommodation and versatility in use. The third bedroom, though smaller, still provides ample space for various needs, whether it be a bedroom, home office, or hobby room. The master bedroom boasts a luxurious en-suite shower room, providing privacy and convenience. Additionally, an integrated wardrobe offers plenty of storage space. Completing the upper level is an attractive family bathroom, featuring a contemporary design and equipped with a shower over the bath.

Throughout the home, modern fixtures and finishes compliment the spacious layout, creating a welcoming and functional living space. In brief the property comprises:

- Bright and spacious living/dining room with modern kitchen.
- Handy WC with utility space.
- Three spacious bedrooms with the master bedroom featuring an en-suite shower room and integrated wardrobe.
- Contemporary family bathroom with shower over bath.
- Private rear garden and further, enclosed communal grounds.
- Gas central heating and double glazing.
- Residents parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The washing machine/dryer, dishwasher, garden shed and garden clothes dryer rack will be included in the sale of the property. EPC C.

The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent choice of High Street names at nearby Fort Kinnaird and the Cameron Toll Centre. Schooling is well represented from nursery to senior level and the property is also conveniently placed for those connected to the Royal Infirmary. An efficient public transport network is on hand, which operates to other parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

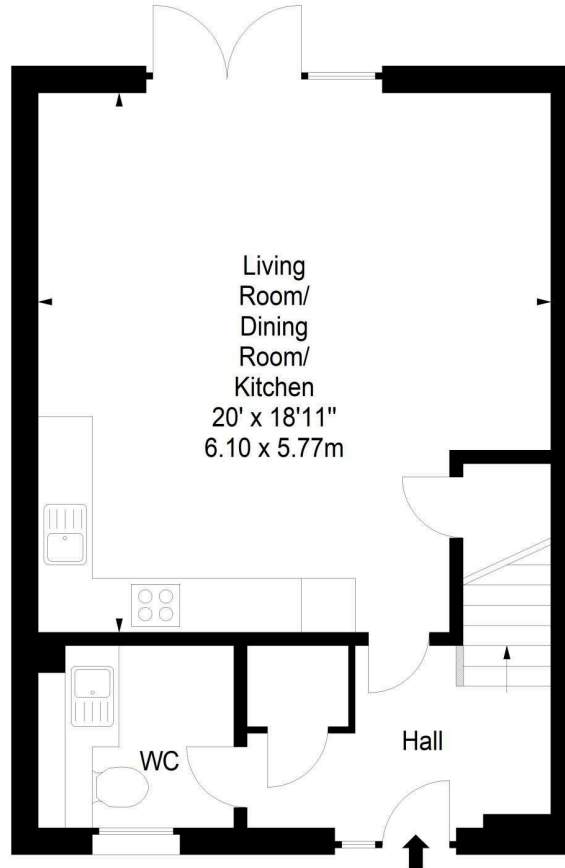
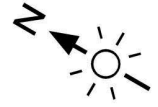




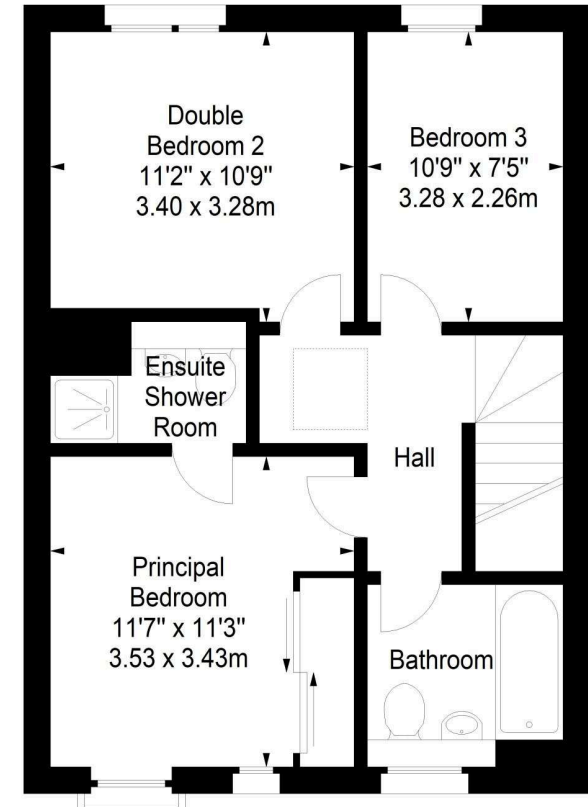
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Edinburgh, EH16 4GQ**



Approx. Gross Internal Area  
1043 Sq Ft - 96.89 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor