3 St. Aidens Terrace
CRAIGMILLAR | EDINBURGH | EH16 4ZN

warners
solicitors & estate agents

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Immaculately presented two bedroom upper villa, enjoying its own main door access and benefiting from a well presented private garden and patio to the rear. The property is in excellent condition and provides a lovely home within a popular residential area. The property comprises two double bedrooms one with ensuite shower room and heated towel rail, an elegant bathroom with double waterfall shower over the bath and also includes a heated towel rail, Kitchen/living room with dining area and modern fitted Kitchen with oven, induction hob and fan, fridge/ freezer, dishwasher and also homes the boiler. The property also benefits from ample on street parking in a quiet area and a private garden with patio and shed.
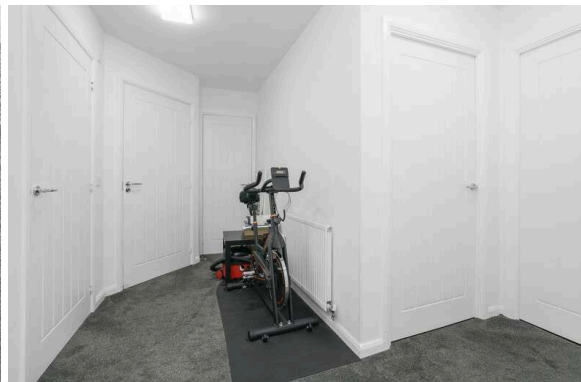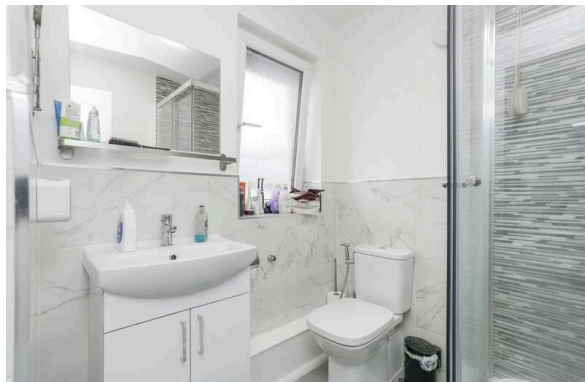
• Entrance hall
• Kitchen/living room with modern fitted kitchen
• Two double bedrooms, one with ensuite shower room
• Family bathroom
• Ample storage
• Gas central heating and Double glazing
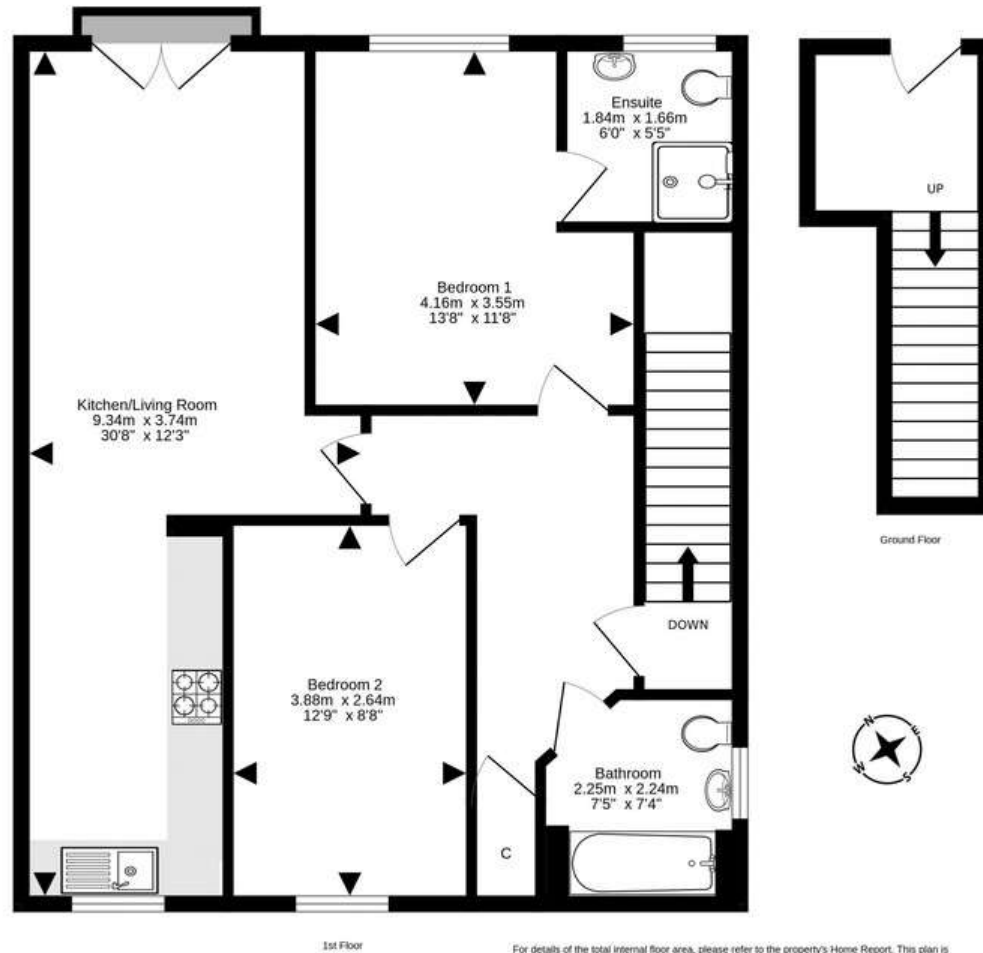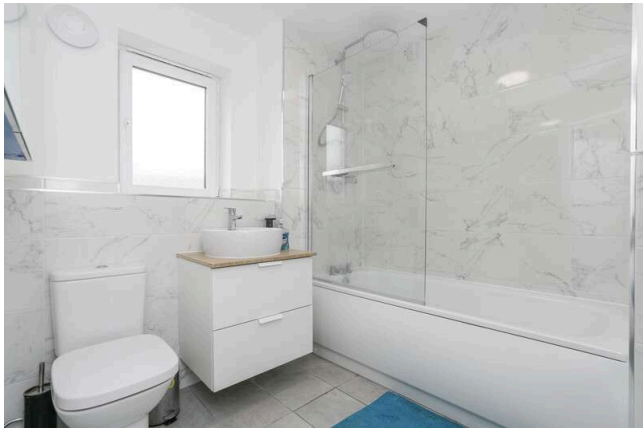• Private garden and patio to rear
• On street parking

All fixtures, fittings, integrated kitchen appliances and bedroom curtains will be included in the sale. EPC rating B.

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.

Ensuite
1.84m x 1.66m
6'0" x 5'5"

Bedroom 1
4.16m x 3.55m
13'8" x 11'8"

Kitchen/Living Room
9.34m x 3.74m
30'8" x 12'3"

UP

Ground Floor

DOWN

Bedroom 2
3.88m x 2.64m
12'9" x 8'8"

Bathroom
2.25m x 2.24m
7'5" x 7'4"

C

1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com

warnersllp.com

espc