



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

  
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## 3 St. Aidens Terrace

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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

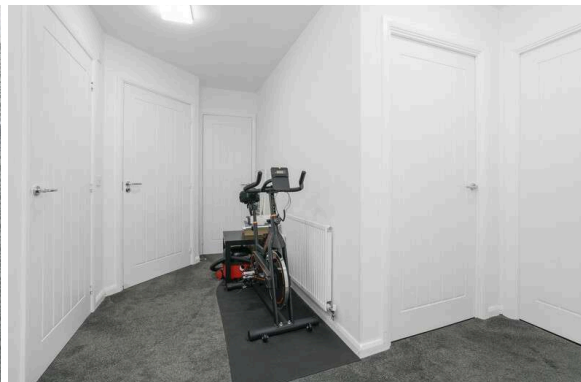
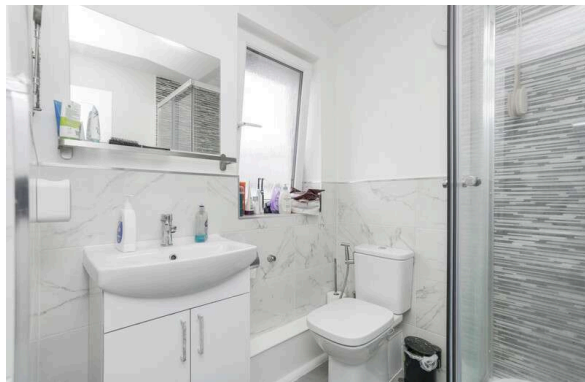
All fixtures, fittings, integrated kitchen appliances and bedroom curtains will be included in the sale. EPC rating B.

Please note that this property benefits from a factor. Factor fees are understood to be approximately £180 per year.

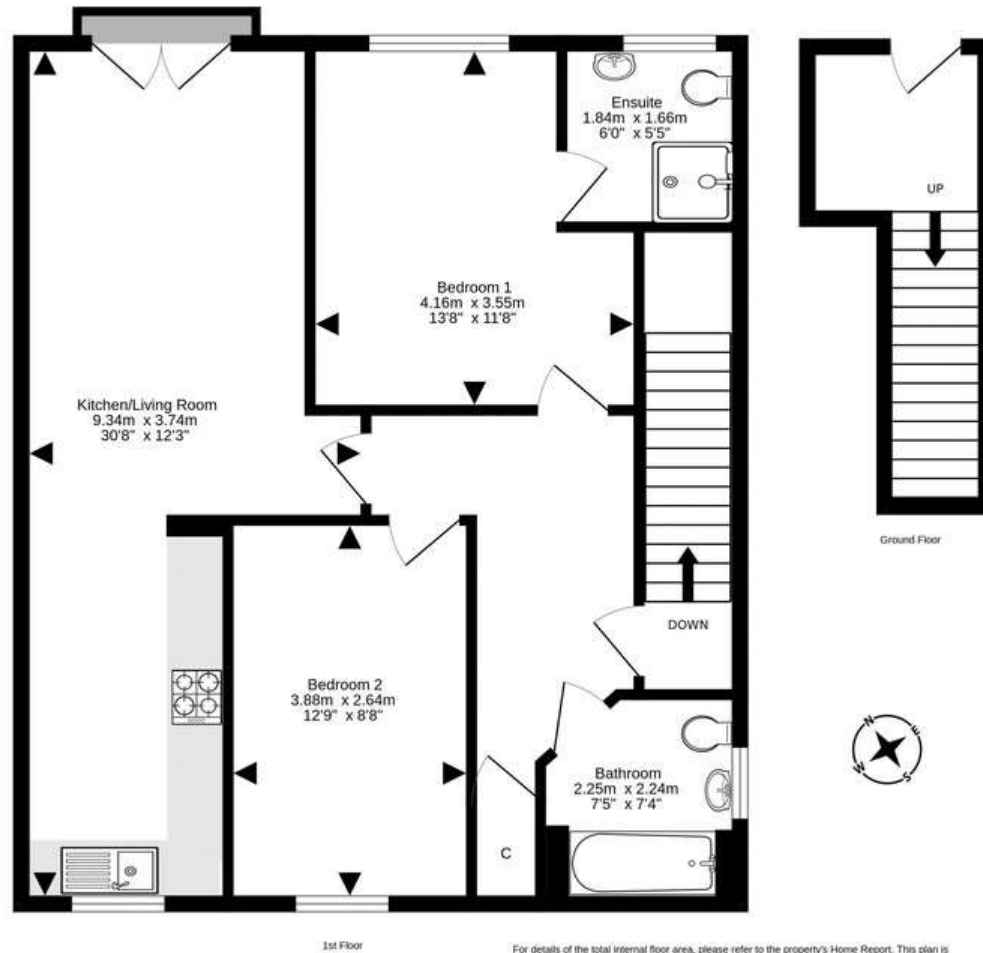
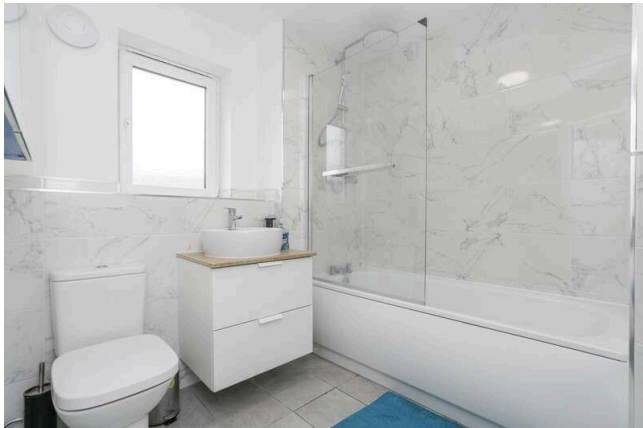
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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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