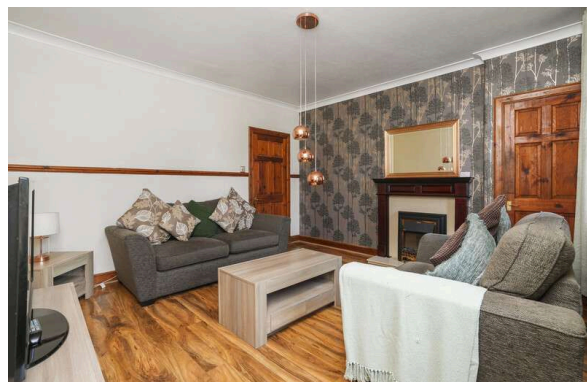




13/3 Craigmillar Castle Gardens
CRAIGMILLAR | EDINBURGH | EH16 4DQ


warners
solicitors & estate agents



13/3 Craigmillar Castle Gardens

CRAIGMILLAR | EDINBURGH | EH16 4DQ

Rarely available three bedroom upper flat with a leafy, west facing outlook, close to Craigmillar Castle Park and a superb choice of amenities, including Cameron Toll Shopping Centre and Fort Kinnaird Retail Park.

This light and spacious property would make an ideal private home or investment purchase. The twin window public room has west facing windows ensuring plenty of natural light and ample free floor space for seating and dining furniture. The focal point is a timber mantelpiece fitted with electric fire. Sleek gloss units feature within the kitchen, which was refitted in early 2024. The accommodation also includes three double sized bedrooms and a fully tiled bathroom. Lying to the rear of the building is a shared drying green for use by the residents.

- Entrance hall with storage
- Twin window living/dining room with fireplace
- Beautifully fitted kitchen
- Three double sized bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Security entryphone system
- Shared drying green to rear
- Unrestricted on-street parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances, light fittings and furniture (except the TV's) are included in the sale.

EPC Rating B

The popular Craigmillar area of Edinburgh offers a good range of shopping outlets to its residents, 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. Only a short distance from the property lies Craigmillar Castle Park and the Castle itself, an important historical landmark in the area. Holyrood Park is also nearby and you can take in fabulous views across the city from the top of Arthur's Seat and Salisbury Crags.



