



1/8 Lurie Place
CRAIGMILLAR | EDINBURGH | EH16 4FY


warners
solicitors & estate agents



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Warner's is pleased to present this bright and spacious second-floor flat, perfect for stylish living. Located in a modern development, the flat features gas central heating, double glazing, and access to shared grounds with parking.

The property comprises an entrance hallway with two storage cupboards, one of which is a walk-in. The open-plan lounge and kitchen area is generously sized and designed with a bright double aspect, including full-height windows. The kitchen comes fully equipped with a range of modern base and wall units, an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine. There are two double bedrooms and a bathroom featuring a three-piece white suite with a shower over the bath.

Ideally located with excellent transport links, this property is perfect for young professionals, first-time buyers, or as an investment opportunity.

- Bright, spacious second-floor flat in a modern development.
- Open-plan lounge and kitchen with full-height windows.
- Modern kitchen with integrated appliances.
- Two double bedrooms.
- Gas central heating, double glazing, and parking.
- Excellent location with great transport links.

Factoring fees: Deposit of £200. Subsequently fees approximately £900 annually

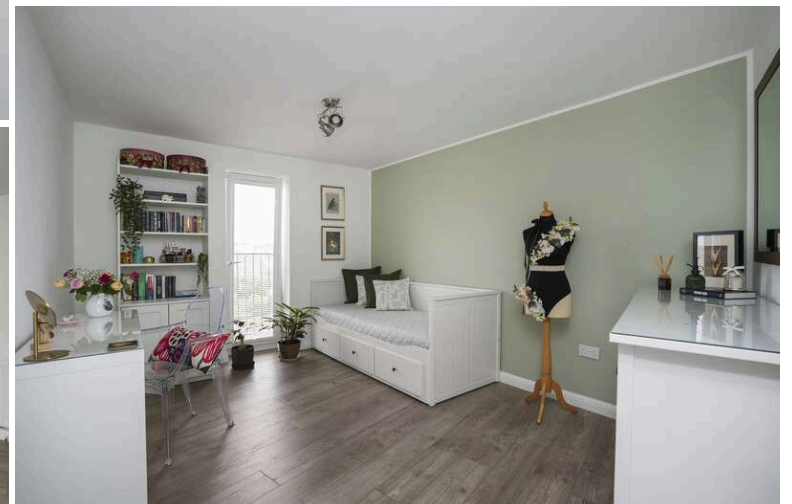
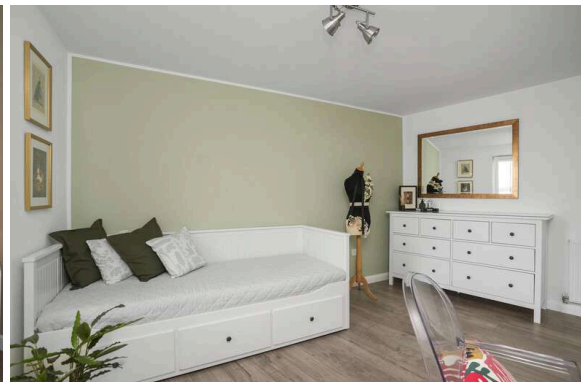
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

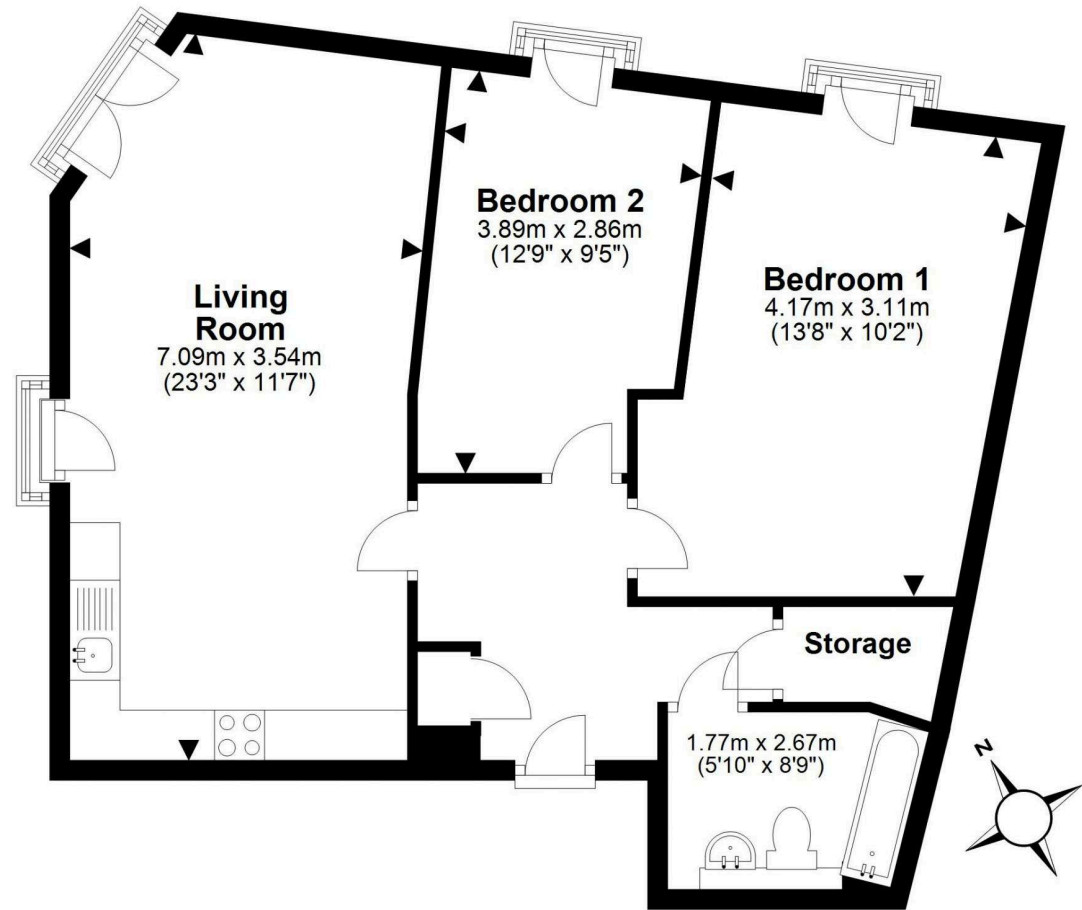


All integrated kitchen appliances, light fixtures, washing machine, blinds, Curtain hangers in the living room and bedroom, Cabinet in the bathroom, all shelves and shelving units in cupboards, wardrobe in the bedroom are included in the sale

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.





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.