



5 St Aidens Road
CRAIGMILLAR | EDINBURGH | EH16 4YB


warners
solicitors & estate agents



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Set on a quiet street on a modern development, moments from excellent local amenities, quick transport links and vast open green spaces is this spacious two-bedroom terraced home. Boasting a private garden and ample on street parking this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright and spacious living room with a dining area and patio doors into the rear garden, stylish fitted kitchen currently with a fridge/freezer, electric hob, oven and fan, dishwasher and the boiler cupboard. Upstairs there are two well-proportioned bedrooms and the home is completed by a stylish bathroom with shower over bath and a heated towel rail. Externally the fully enclosed landscaped rear garden is made up of a patio, lawn and gravel areas. The property also benefits from an attic and ample on street parking.

- Two Bedroom Terraced Home
- Excellent local amenities
- Private rear garden with patio, lawn and gravel areas
- Welcoming hallway
- Bright lounge with patio doors to the rear garden
- Stylish Fitted Kitchen
- Downstairs wc
- Two well proportioned bedrooms
- Stylish bathroom with shower over bath
- Gas central heating & double glazing

All fixtures, fittings, blinds and integrated appliances will be included in the sale. EPC Rating C.

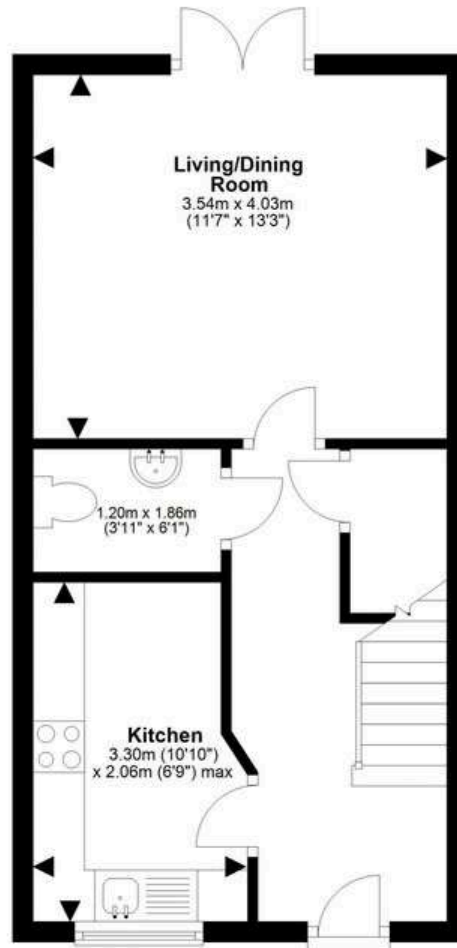
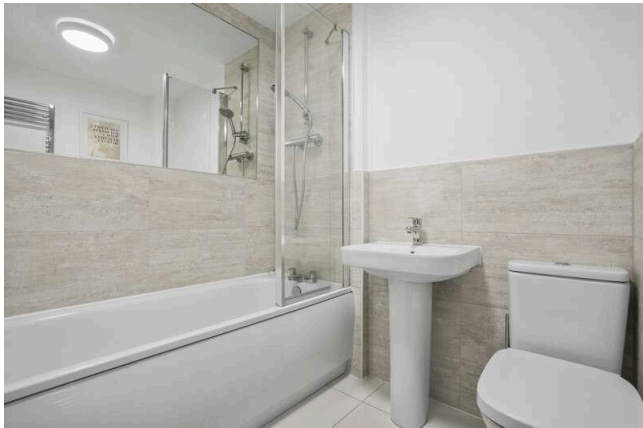
Factor fee in place of approx £13 and £12 per month.

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

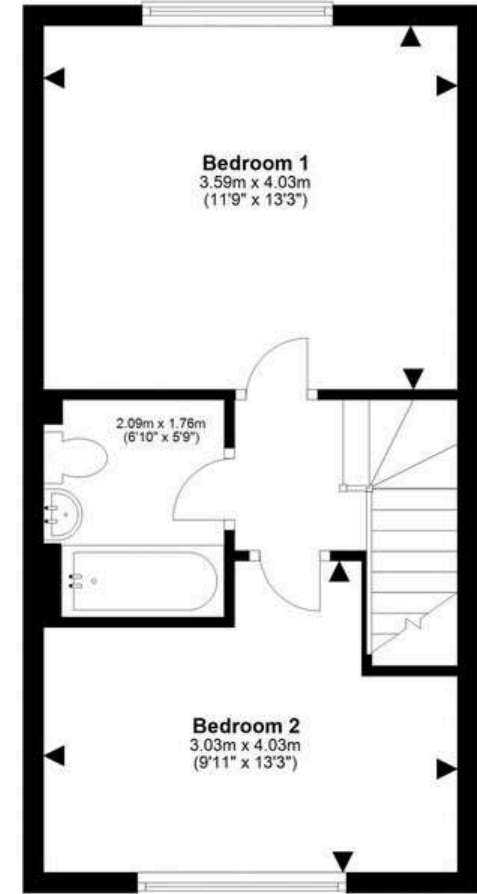


The Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community with further facilities can be found at the Cameron Toll Shopping Centre and impressive Fort Kinnaird Retail Park. Arthur's Seat and Holyrood park is moments away as well as medieval Craigmillar Castle. Schooling is well represented from nursery to senior level and Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also conveniently close.





Ground Floor



First Floor

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.