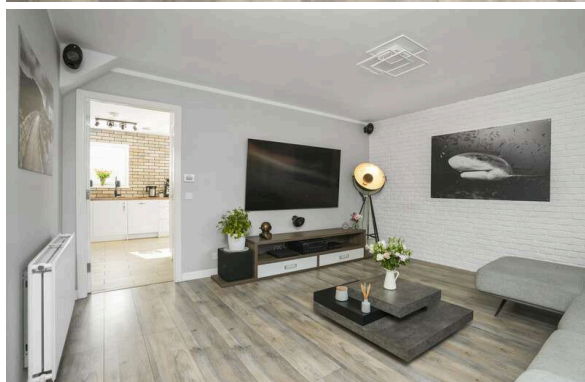




1 St Francis Way  
CRAIGMILLAR | EDINBURGH | EH16 4XN

  
warners  
solicitors & estate agents



## 1 St Francis Way

CRAIGMILLAR | EDINBURGH | EH16 4XN

Exceptionally stylish 3 bed end of terrace villa with a superbly upgraded interior and a sunny, fully enclosed garden, ideal for a young family looking to live in a tucked away, traffic calmed area with the primary school close to hand. The excellent Fort Kinnaird amenities and great transport links are within easy reach too.

This impressive property has been significantly upgraded by the current owners resulting in an on-trend interior in true walk-in condition. Public living space is provided by a comfortable living room enhanced by a feature painted brick wall and fixed shutters to the window, plus a kitchen attractively fitted out with white gloss units, fully equipped with appliances and having space for dining. From this room French doors directly access a sunny, fully enclosed garden which is safe for young children or pets and double fenced for extra privacy. Features here include, outside lighting and a lockable shed with electricity. There are three bedrooms upstairs, principle bedroom with 2 built in wardrobe storage, a beautiful fitted out en-suite showcasing a large cubicle with mixer shower and washbasin set in vanity unit, plus the contemporary style bathroom which has been very nicely fitted with timber effect finishes. A modern WC facility is located at ground floor level.

- Entrance hall with cloak cupboard
- Living room
- Fully equipped dining kitchen with heated flooring
- Downstairs WC
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Fully enclosed private rear garden
- Parking in the front and back of the property, as well as on street parking.
- Converted attic for storage with lighting and electricity

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



All integrated kitchen appliances, blinds, shutters, and tv mount bracket are included in the sale. Other items and furniture are available to purchase by separate negotiation with the seller.

Factor fee is approx £45 every six months, with a £100 deposit.

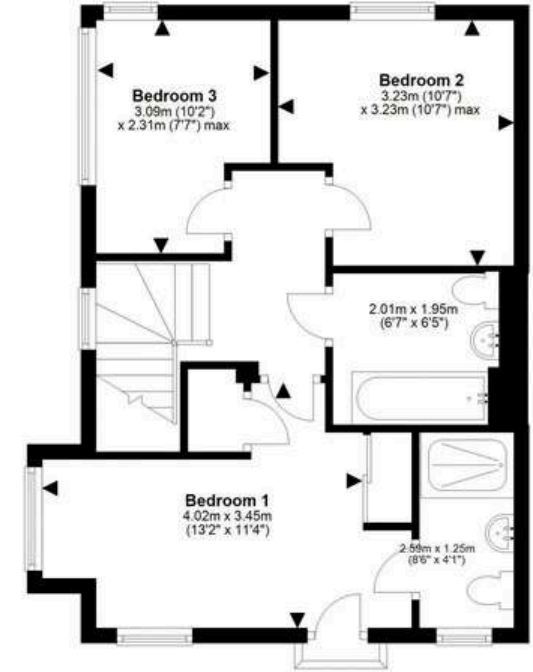
EPC Rating C.

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.





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.