



6 Kelly Place  
CRAIGMILLAR | EDINBURGH | EH16 4FX

  
**warners**  
solicitors & estate agents





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Warners are delighted to present to market this most attractive detached four bedroom home with private driveway, garage and private gardens, forming part of a select modern development in Craigmillar. This appealing property boasts a stylish contemporary interior and many pleasing features, including a generously sized rear garden, making it the perfect family home. The living room is spacious and features a large window which ensures an abundance of natural light. The kitchen/dining room is both practical and well-appointed and currently comprises a dining area, dishwasher, gas hob, oven and fan, fridge/freezer, pantry and has patio doors into the rear garden. There is also a utility room with washing machine and tumble dryer and a downstairs WC.

Upstairs there are four bedrooms, three with built in wardrobes; the master has the advantage of an stylish en-suite shower room and this is in addition to the contemporary principal bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, a useful attic, a front driveway, garage and landscaped rear garden made up of a patio and a lawn.

- Welcoming entrance hallway
- Light & spacious living room
- Contemporary kitchen/dining room with patio doors to garden
- Utility room and WC
- Master bedroom with built in storage and en-suite shower room
- Three further bedrooms (two with built in storage)
- Modern family bathroom with shower over the bath
- Gas central heating & double glazing
- Attic
- Driveway and Garage
- Private front & rear gardens

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



Sold as seen

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.



