



1/4 Tudsbery Avenue,  
CRAIGMILLAR | EDINBURGH | EH16 4GX

  
**warners**  
solicitors & estate agents





## 1/4 Tudsbery Avenue

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Warners are excited to present this fantastic first-floor flat, featuring a private balcony, located within an exclusive modern development. Ideally situated for easy access to both Fort Kinnaird and Cameron Toll, this property offers an excellent opportunity for first-time buyers.

The flat boasts several appealing features, starting with a bright and spacious public room, which benefits from two front-facing windows that flood the space with natural light. The kitchen is well-equipped with plenty of cupboard storage, making it practical and functional. The generous double bedroom includes a built-in wardrobe and a glass door that opens onto a small balcony, allowing light to flood the room. The bathroom is fitted with a stylish three-piece white suite.

Additional benefits include gas central heating, double glazing, unrestricted on-street parking, and extra storage space in a large cupboard located in the communal stairwell. This property is a great choice for those seeking a comfortable, low-maintenance home in a sought-after location.

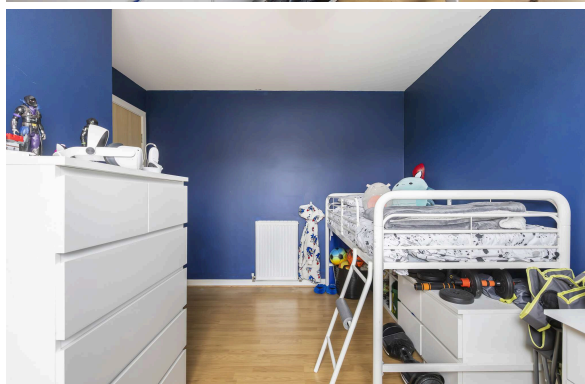
- Private balcony with access from the bedroom
- Bright, spacious public room with dual front-facing windows
- Well-equipped kitchen with ample cupboard storage
- Generous double bedroom with built-in wardrobe
- Three-piece white bathroom suite
- Additional storage space and unrestricted on-street parking

All blinds, fridge freezer and washing machine included in sale. EPC Rating B. Council Tax band A, Factoring charges approx £30/£40 and covers stair cleaning, maintenance of the communal garden area and general maintenance in the stair, lights, doors and windows.

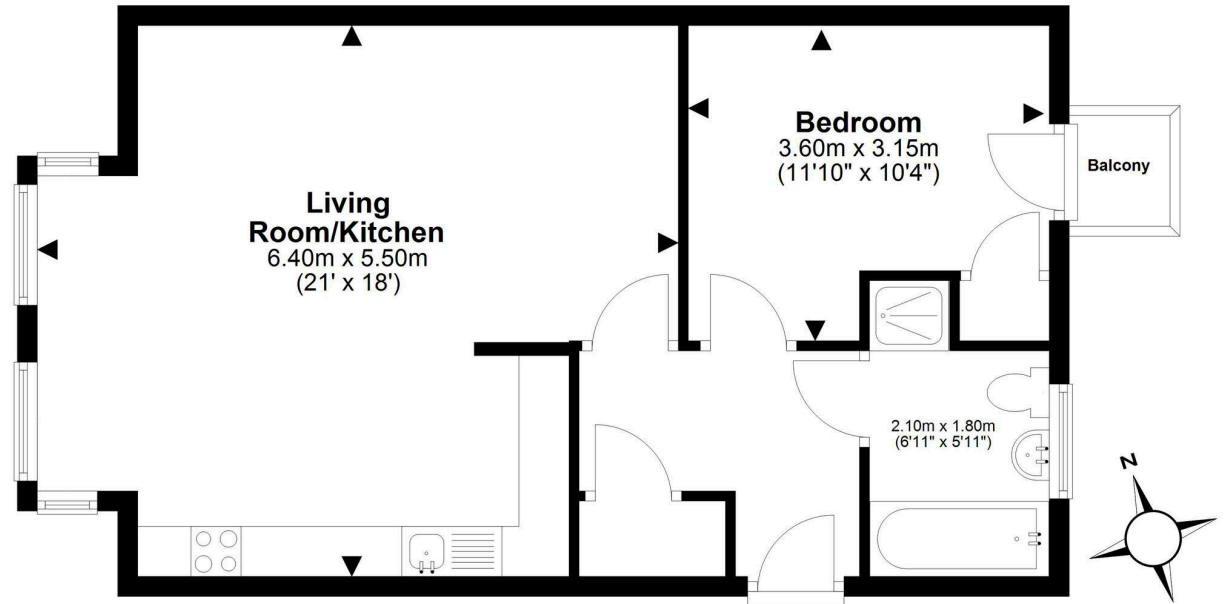
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.