



2/2 Dingwall Place  
CRAIGMILLAR | EDINBURGH | EH16 4FP

  
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solicitors & estate agents





## 2/2 Dingwall Place

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Set in a quiet, modern development in the popular Craigmillar area of Edinburgh around four miles to the South-east of the city centre surrounded by communal grounds and with off street parking, this ground floor two-bedroom apartment is moments from excellent amenities, quick transport links and vast open green spaces. The accommodation comprises a welcoming entrance hall with two cupboards and secure entry, two well-proportioned bedrooms, one with built in storage and a spacious kitchen/living room with a patio door out to a private patio/garden area. The kitchen currently comprises a gas hob, oven and fan, fridge/freezer, washer dryer, the boiler cupboard and a dining area. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. This property would make an ideal first time buy and early viewing is highly recommended!

- Modern two-bedroom ground floor flat
- Private Patio/Garden, Off Street parking & Communal grounds
- Welcoming hallway with two cupboards
- Bright and spacious Kitchen/living room
- Fully fitted stylish kitchen
- Bathroom with shower over the bath
- Two well-proportioned bedrooms, one with built in storage
- EPC Rating B
- Council Tax Band B

Factor: RMG living, Residential Management Group Scotland Limited, RMG House, Essex Road, Hoddesdon EN11 0DR. Monthly charges approximately £60.

All fitted blinds, light fittings, and integrated appliances are included in the sale.

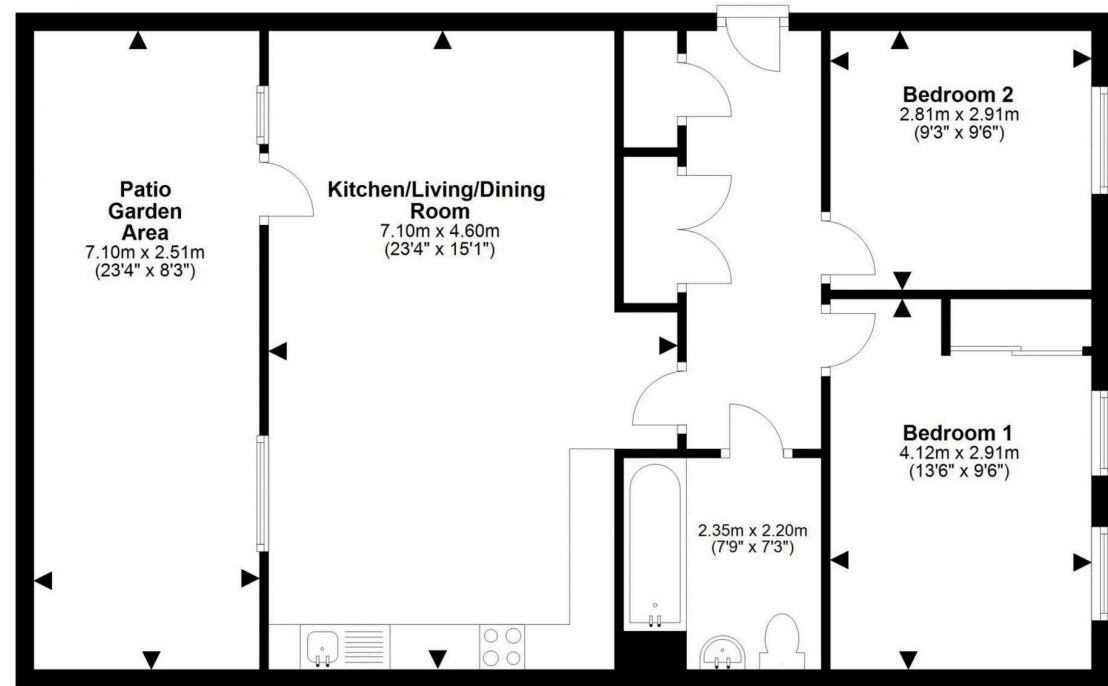
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.

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**espc**