



7 Campion Road
CRAIGMILLAR | EDINBURGH | EH16 4FA


warners
solicitors & estate agents



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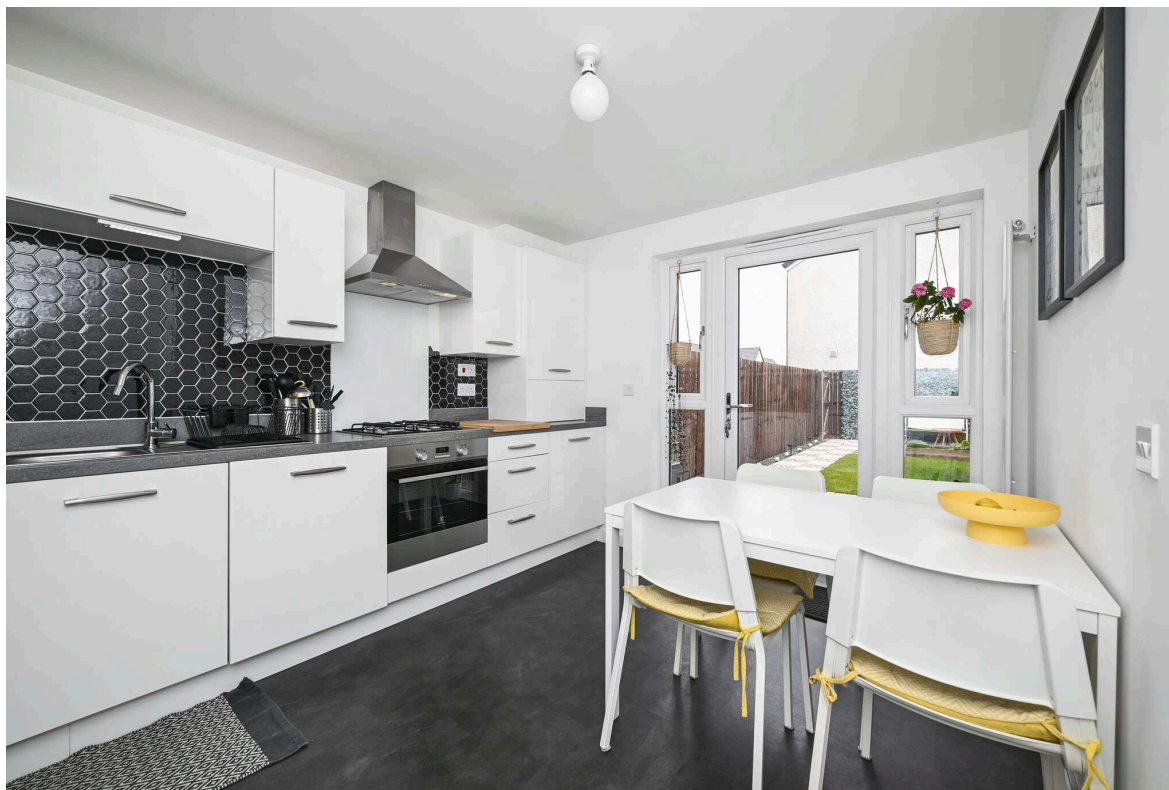
Most appealing two bed mid terraced villa offering stylish and spacious accommodation, forming an ideal starter home in a popular area convenient for the local amenities and easy access to road and rail links.

This lovely property has many great features and added extras inside and out, ensuring a home which is ready to move into. At ground floor level is the living room, boasting a sunny, south-west facing aspect, a dining kitchen beautifully fitted out with white gloss units and eye-catching splash-backs, plus a handy utility room and downstairs WC facility. On the upper floor the principal bedroom has a French window opening out to a mock balcony and a storage cupboard, the second double bedroom has twin windows, and the bathroom has a mixer shower, tiled surrounds and mirrored cabinet. The part floored loft space provides good storage and is reached by a pull down ladder. French doors in the dining kitchen directly access a fully enclosed and child/pet friendly garden offering space to relax on the lawn or one of the two patios. This area is fitted with a tap, power and lighting.

- Entrance vestibule
- Living room
- Attractively fitted kitchen/dining room with French doors
- Utility room and WC
- Principal double bedroom with French window/mock balcony
- Second double bedroom
- Bathroom with mixer shower
- Gas central heating
- Double glazing
- Loft storage/ladder access
- Fully enclosed rear garden - tap, power and lighting
- On street parking
- Convenient for anyone connected to the Royal Infirmary
- Easy access to City Bypass and A1
- Regular buses to City Centre and Fort Kinnaird Retail Park

EPC Rating C, Council Band C.

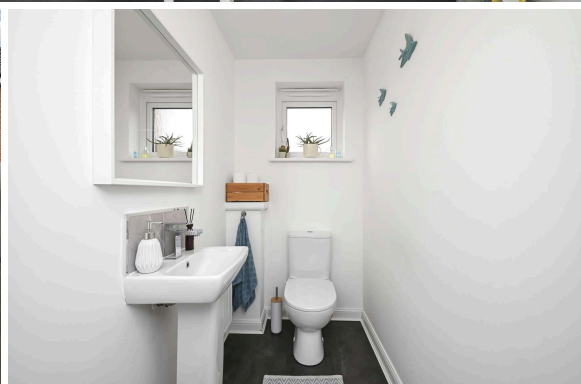
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

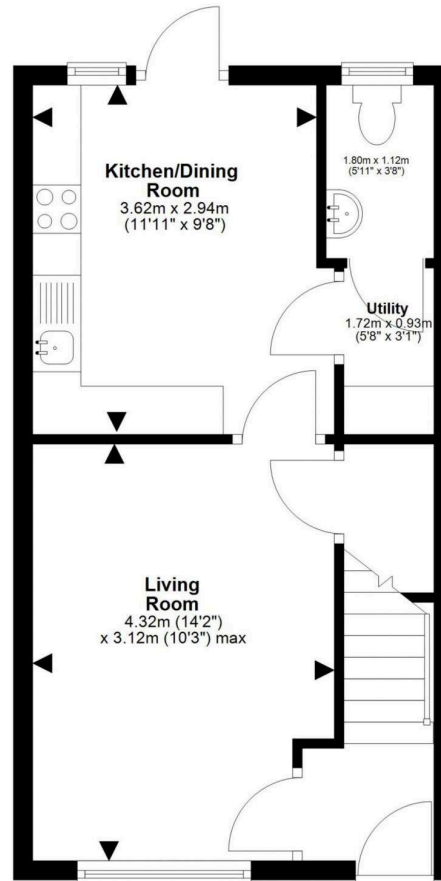


All fixtures, fittings and kitchen appliances will be included in the sale.

Factor fee in place, understood to be a deposit of £100 and approx. payment of £60 every six months.

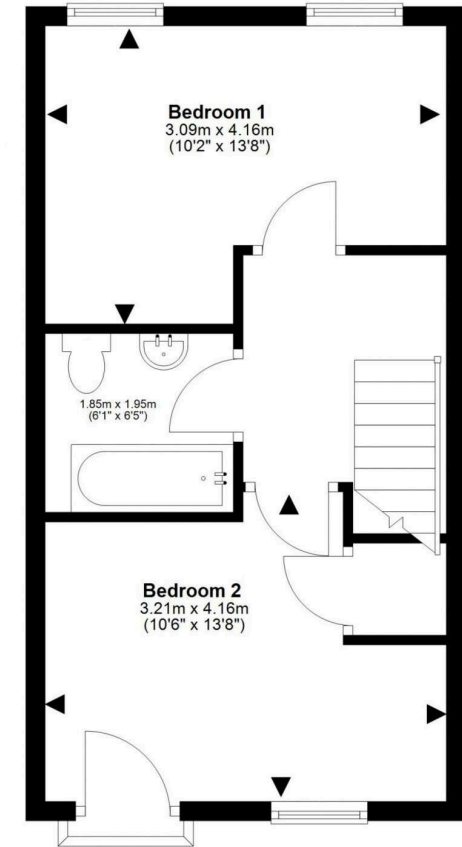
The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent choice of High Street names at nearby Fort Kinnaird and the Cameron Toll Centre. A short walk from the property takes you to the green expanse of Little France Park and on to Craigmillar Castle. 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 and there are railway stations at Shawfair and Newcraighall.





Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor