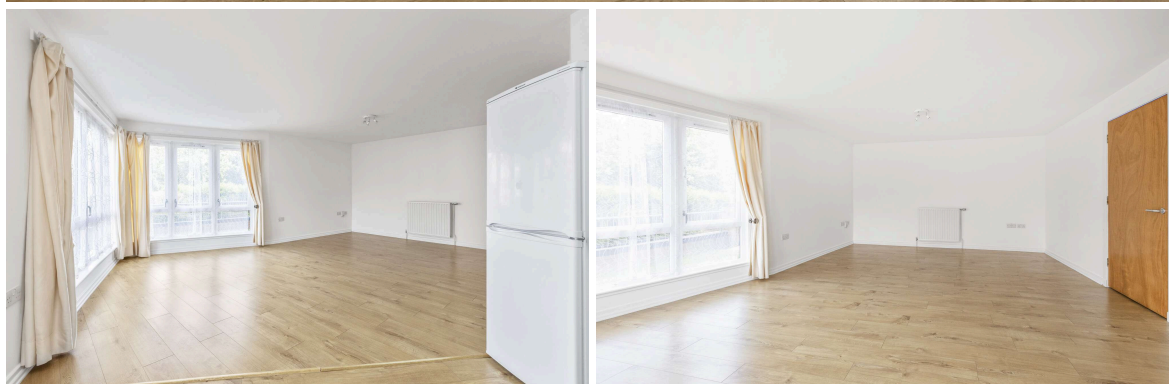




CASTLEBRAE
PLACE

21/3 Castlebrae Glebe
CRAIGMILLAR | EDINBURGH | EH16 4BD


warners
solicitors & estate agents



21/3 Castlebrae Glebe

CRAIGMILLAR | EDINBURGH | EH16 4BD

Nestled in the heart of Craigmillar, moments from excellent amenities, quick transport links, the Royal Infirmary and Arthur's Seat is this extremely spacious ground floor apartment. Boasting a driveway, gardens, double glazing and gas central heating this property would make an ideal buy in a highly sought-after location.

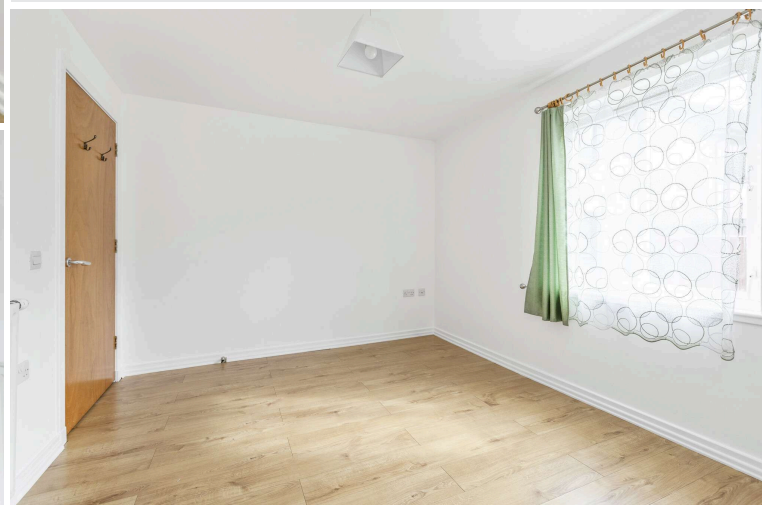
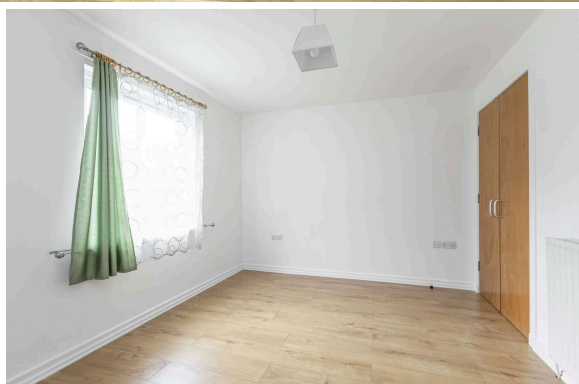
The accommodation comprises a welcoming entrance hallway with two deep storage cupboard, a bright open plan lounge/kitchen with generous dining space and feature windows, there are two well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by a stylish shower room.

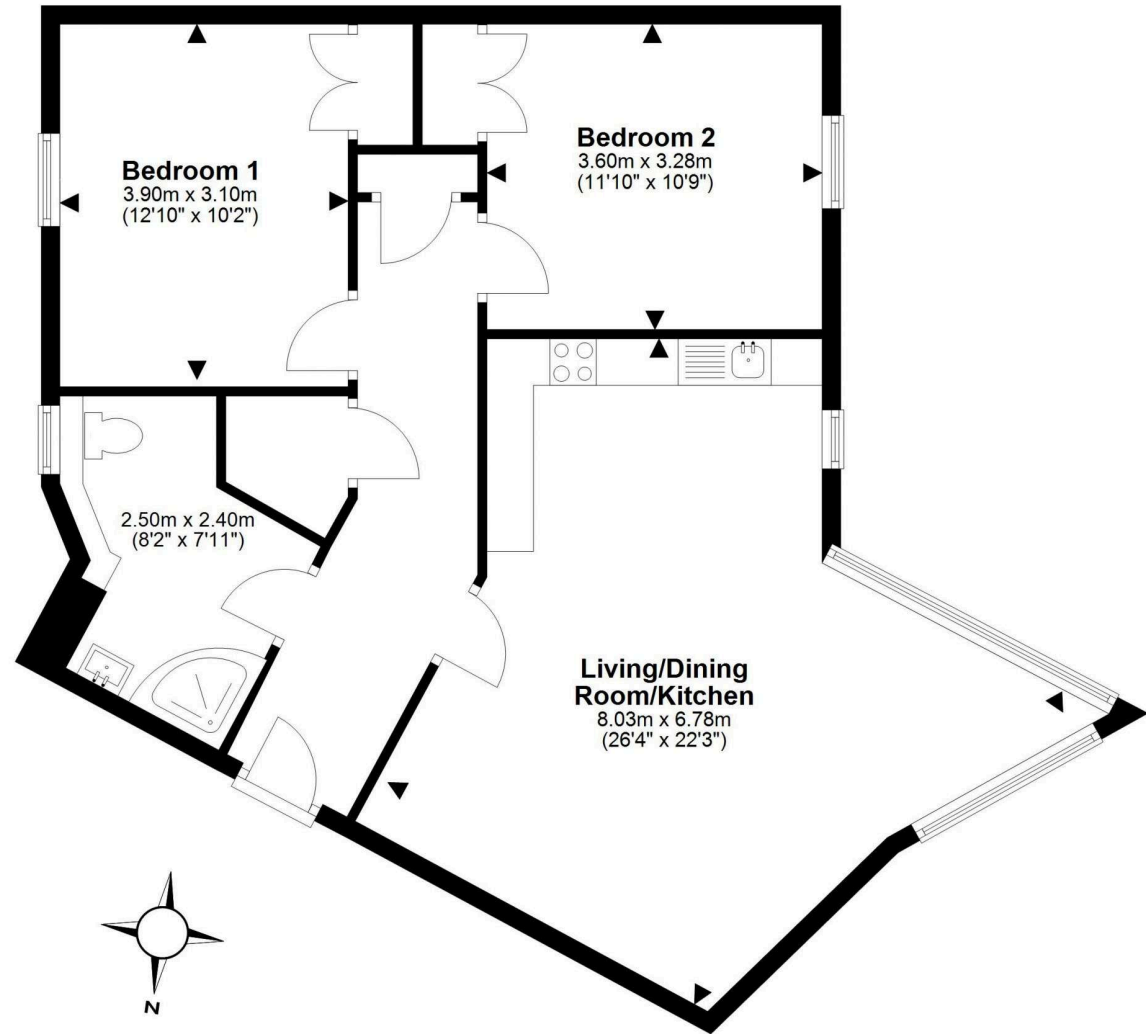
- Quiet setting close to excellent amenities
- Driveway and gardens
- Welcoming hallway
- Bright open plan lounge/kitchen
- Two large double bedrooms
- Stylish shower room
- Gas central heating
- Double glazing
- Council Tax Band B
- EPC Rating C
- Extras: All curtains, blinds, cooker, fridge/freezer and washer dryer will be included .

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



The sought-after Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community whilst further facilities can be found at the Cameron Toll Shopping Centre and impressive Fort Kinnaird Retail Park. Arthur's Seat and Holyrood park is moments away as well as medieval Craigmillar Castle. Schooling is well represented from nursery to senior level and Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also conveniently close.





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.