



29/3 Craigmillar Castle Avenue  
CRAIGMILLAR | EDINBURGH | EH16 4DL

  
**warner's**  
solicitors & estate agents





## 29/3 Craigmillar Castle Avenue

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Superbly presented first floor flat in walk-in condition, boasting a lovely, leafy outlook, contemporary style fittings and shared gardens.

Viewing is highly recommended to appreciate this most appealing property, which occupies a great position on the periphery of the development ensuring an open outlook to front. The exceptionally light interior offers plenty of living space for a single person or couple looking for accommodation which is ready to move into. Great storage space includes cupboards within the living room, main bedroom and hall.

- Twin window living room with excellent storage
- Stylish fitted kitchen
- Large principal double bedroom with two south-west facing windows and a pleasant open outlook
- Second double bedroom
- Modern bathroom/electric shower
- Double glazing
- Electric heating
- Security entryphone system
- Well kept shared gardens, including drying area
- Unrestricted on-street parking
- Convenient for local shops and transport links
- Factored building

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



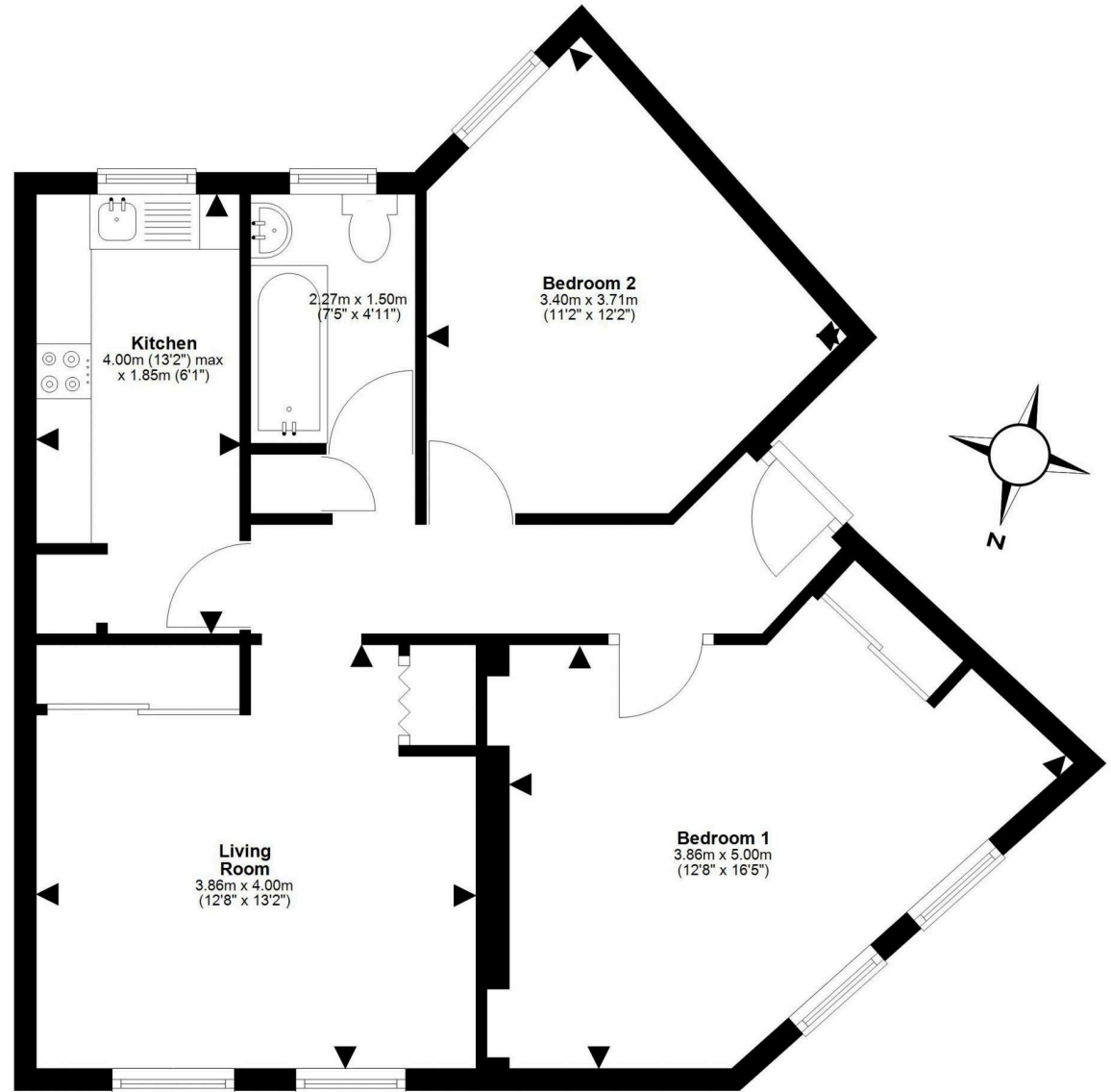
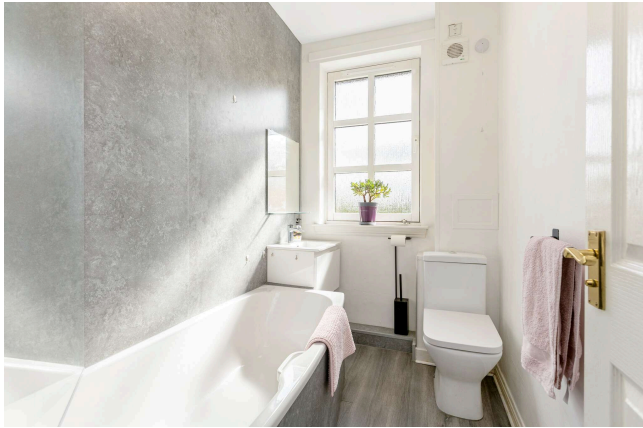
Included in the sale will be the blinds, fridge, Desk in bedroom, wardrobe, bedroom drawers, bunk bed in second bedroom. Energy Rating D. Council Tax band A.

Factor Fee approx £100 per month.

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.







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.