



6B Craigmillar Park
NEWINGTON | EDINBURGH | EH16 5NE


warners
solicitors & estate agents



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Exceptionally light and spacious upper flat within a distinctive B-listed villa, boasting a superbly presented interior with a great mix of traditional features and contemporary fittings, plus the huge bonus of a large, sunny private garden. This is an excellent location, convenient for easy access to local amenities and travelling in and out of the City.

Viewing is essential to appreciate this lovely home, where you'll find an abundance of great features throughout the ready to move into accommodation. Forming part of a late Victorian villa, the property showcases the high ceilings and tall windows of that period and retains fine examples of carved mantelpieces and decorative cornicework to the ceilings.

Of particular note is the superbly proportioned public room, with its south-west facing triple window formation ensuring maximum natural light and a most pleasant outlook across the rear gardens. All modern comforts are provided in the kitchen with its on trend sea green fitted units and the bathroom is nicely fitted out with a claw foot bath and vintage style mixer shower. Completing the accommodation are two generous sized double bedrooms. Excellent storage space is provided within two good sized attic areas. The large private rear garden catches a good deal of sunshine due to its south-west facing aspect and includes lawn and patio areas ideal for outdoor relaxation.

- Magnificent dual aspect living/dining room with carved mantelpiece
- Stylish breakfasting kitchen
- Two large double bedrooms with mantelpieces
- Beautifully fitted bathroom featuring claw foot bath
- Private entrance and stair
- Hallway with cupboard space
- Extensive attic storage
- Natural wood flooring
- Stylish decor
- Gas central heating
- Secondary glazing to public room windows
- Sunny, south-west facing private rear garden

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



Energy Rating D and Council Tax F

Curtains and only integrated kitchen appliances included in the sale.

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





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.