



27 Princess Mary Road  
CRAIGMILLAR | EDINBURGH | EH16 4FU

  
**warners**  
solicitors & estate agents





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Most appealing mid terraced villa providing superb family accommodation, boasting a fully enclosed rear garden and quiet, tucked away position on a sought after modern development. This is a great location for speedy access to the excellent Fort Kinnaird amenities, railway stations at Shawfair and Newcraighall, and the City Bypass.

Viewing is highly recommended to appreciate this lovely home, offering a light and spacious interior much enhanced by attractive modern fittings and contemporary decor. Property highlights are detailed below.

- Tucked away location close to excellent amenities and transport links.
- Convenient for anyone connected to the Royal Infirmary
- Hallway with storage space
- Living/dining room with French door accessing garden
- Stylish neutral tone fitted kitchen/integral appliances
- Light filled principal bedroom with French window and deep storage cupboard
- Two further bedrooms
- Well fitted bathroom featuring mixer shower, walls tiled to full height in neutral tone and large mirror
- Downstairs WC/utility cupboard
- Gas central heating
- Double glazing
- Security alarm
- Part floored loft space
- Fully enclosed rear garden offering lawn, patio and decking areas for outdoor relaxation and dining
- Private front garden
- Plenty of on-street parking to front

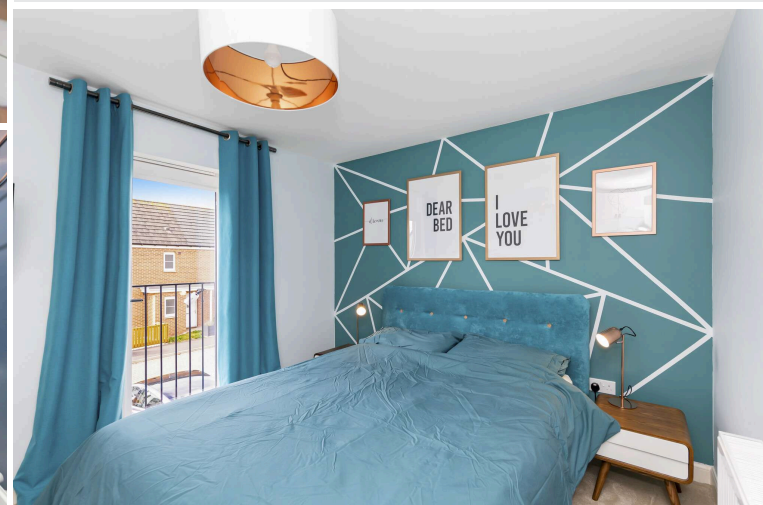
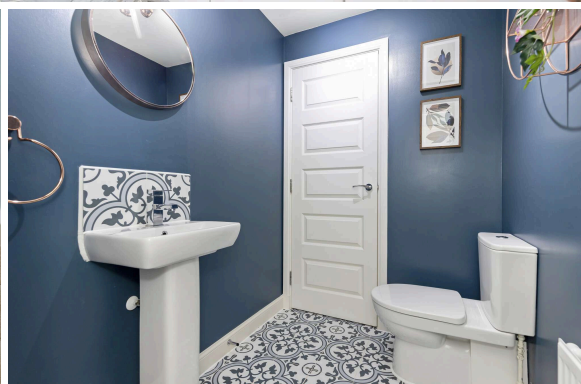
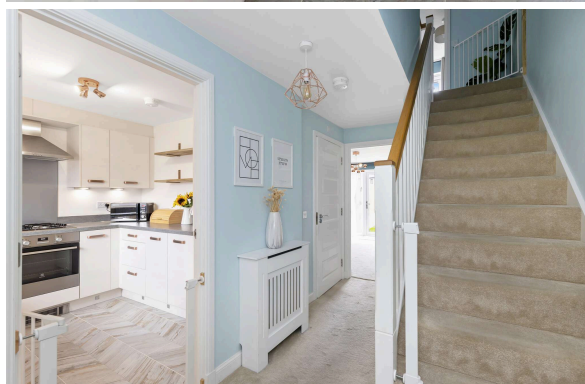
Energy Rating B, Council Tax D.

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

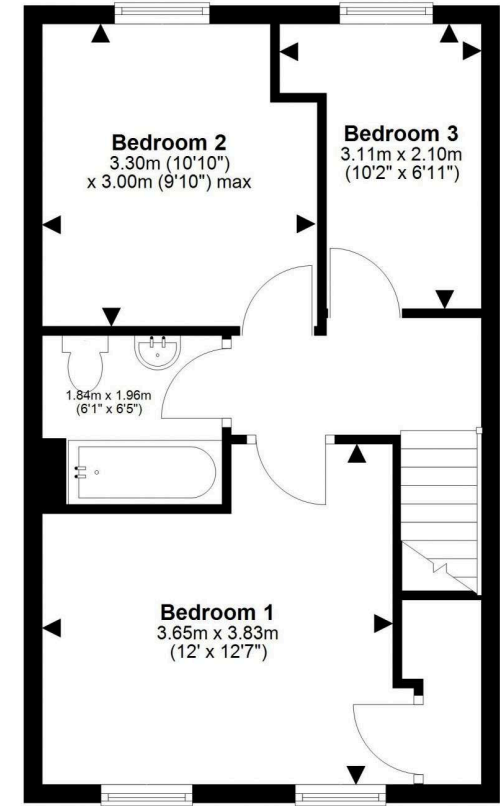
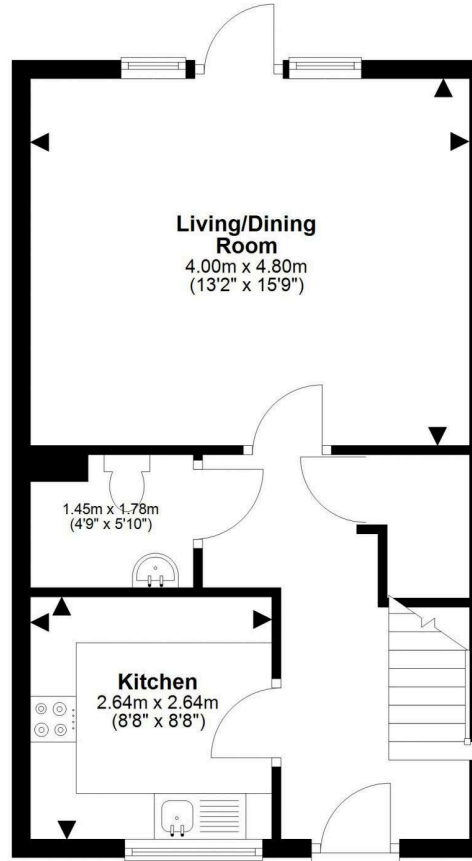


All fixtures, fittings, integrated appliances and garden shed will be included in the sale.

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.