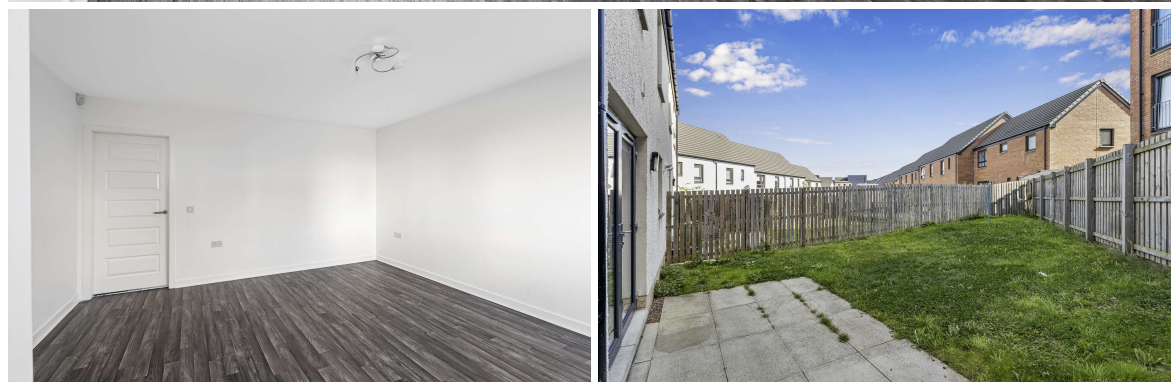




2 Bluebell Terrace
CRAIGMILLAR | EDINBURGH | EH16 4XH


warners
solicitors & estate agents



2 Bluebell Terrace

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Set in a manicured modern estate, surrounded by quick transport links, excellent local amenities and vast open green spaces is this immaculately presented semi-detached house with private rear garden and front driveway this house would make an ideal first time buy or family home. The accommodation comprises welcoming entrance hallway, spacious living room, fully fitted kitchen that currently comprises a gas hob, oven and fan, fridge/freezer, pantry cupboard, boiler cupboard and a utility cupboard with washing machine. There is also a handy downstairs WC. Upstairs there are three well-proportioned bedrooms, the master with built in storage and an en-suite shower room. Completing the accommodation is the bathroom with bath and WC. Externally there is an easily maintainable and fully enclosed rear garden with side access that is made up of a lawn and patio. Early viewing is essential to fully appreciate the attractive interiors and quiet, yet well-connected location.

- Modern development
- Semi-detached three-bedroom home
- Large rear garden
- Spacious living room
- Fully fitted kitchen
- Three bedrooms
- Bathroom and further en-suite
- Front driveway
- GCH & DG

Energy Rating B. Council Tax band C.

All contents will be included in the sale.

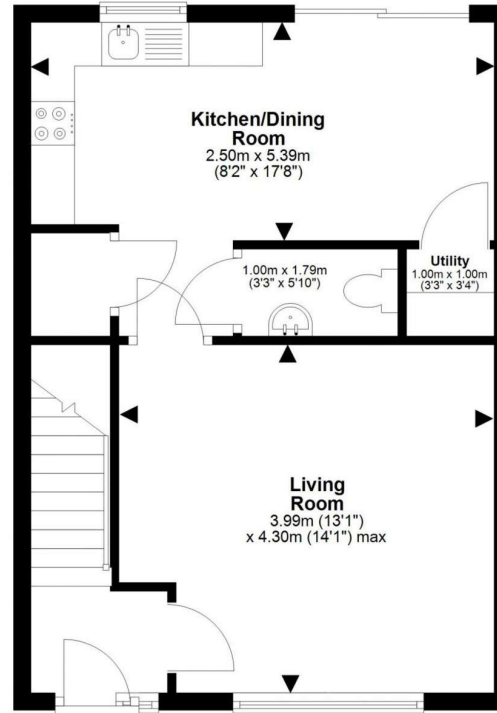
A factor fee of approximately £50 is payable every 6 months.

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

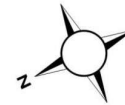


A thriving suburb southeast of the city centre, Niddrie has undergone significant development in recent years to create a diverse and leafy residential area, popular with families and professionals alike. The area offers a wealth of sport and fitness facilities with a gym, fitness classes, racquet sports courts and outdoor pitches for football, rugby and hockey. Residents of Niddrie enjoy excellent services and amenities, namely a Lidl supermarket, a Tesco Express and a range of independent shops, local businesses, cafes and takeaways on Niddrie Mains Road. More extensive shopping and leisure facilities are provided at Fort Kinnaird retail park, which is just a short bus or car journey away. Niddrie is within the catchment area for nursery and primary schooling Castlevew Primary School, followed by secondary education at neighbouring Castlebrae High School. An extensive public bus network offers swift and frequent links across the capital, day and night. Owing to its southeasterly location, Niddrie allows easy access to the A1 and Edinburgh City Bypass.

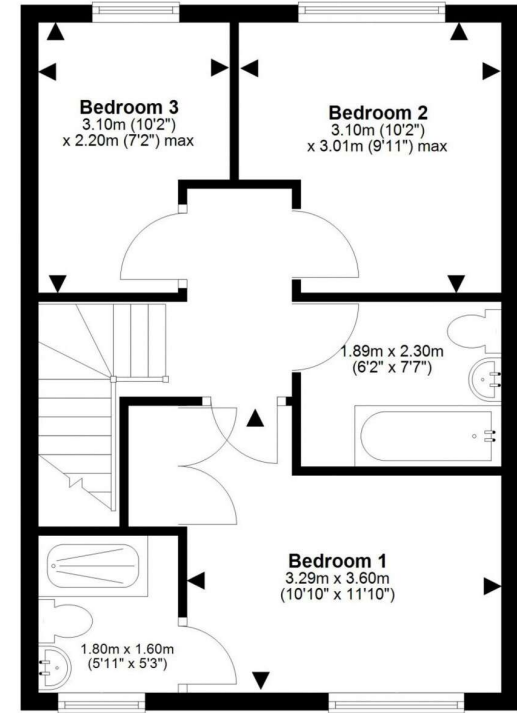




Ground Floor



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