



18 Sandilands Road
CRAIGMILLAR | EDINBURGH | EH16 4AF


warners
solicitors & estate agents



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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 end-terraced house with private rear garden and on street parking, this house would make an ideal first time buy or family home. The accommodation comprises welcoming entrance hallway, spacious living room with patio doors to the rear garden, fully fitted dining-kitchen that currently comprises a gas hob, double oven and fan, fridge/freezer, dining area, dishwasher, washing machine, boiler cupboard and stunning views of the Pentlands. There is also a handy downstairs WC. Upstairs there are three well-proportioned bedrooms, two with views of the Pentlands and the master with built in storage and an en-suite shower room. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Externally there is an easily maintainable and fully enclosed rear garden that is made up of a lawn and patio and has an outside tap. Early viewing is essential to fully appreciate the attractive interiors and quiet, yet well-connected location.

- Modern development with stunning views of the Pentlands
- End Terraced three-bedroom home
- Large rear garden
- Spacious living room
- Fully fitted Dining-kitchen
- Three bedrooms
- Bathroom and further en-suite
- On-street parking
- Gas central heating and Double glazing
- Energy Rating B Council Tax D

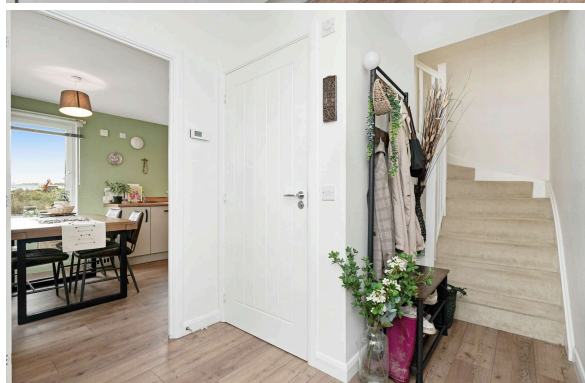
Factor fee understood to be approx £100 per annum

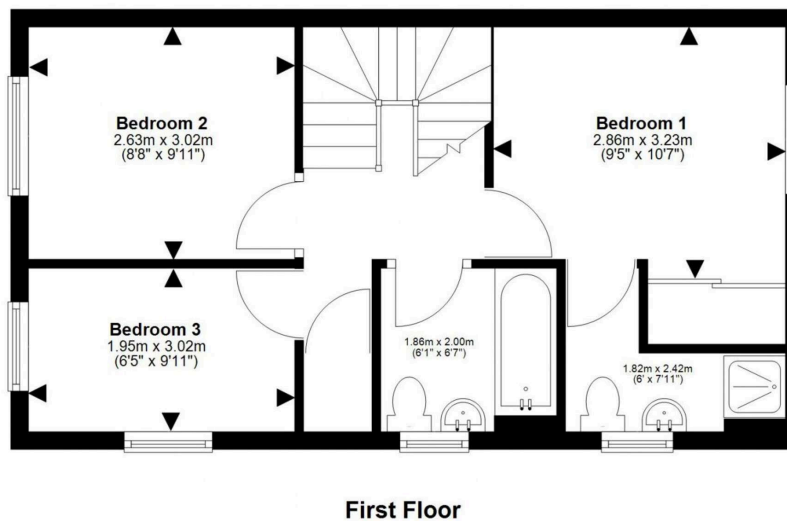
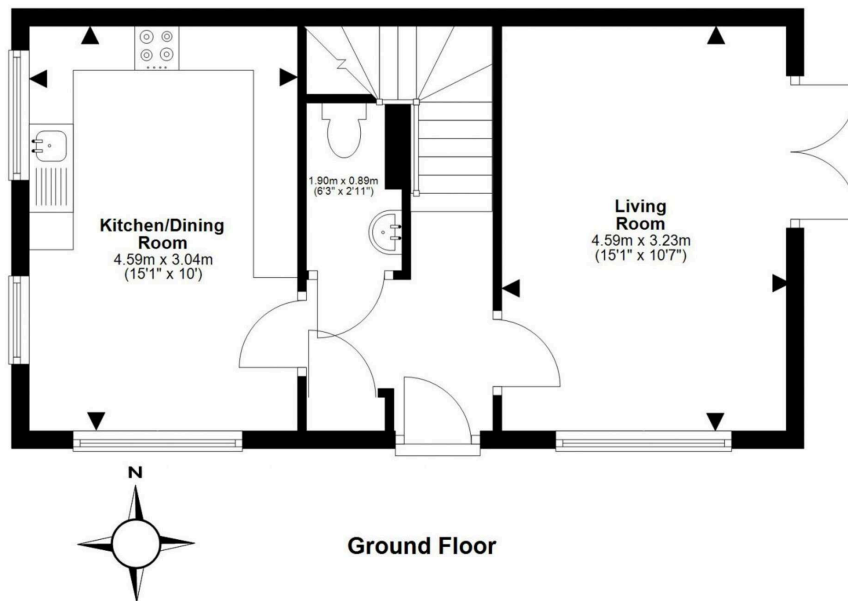
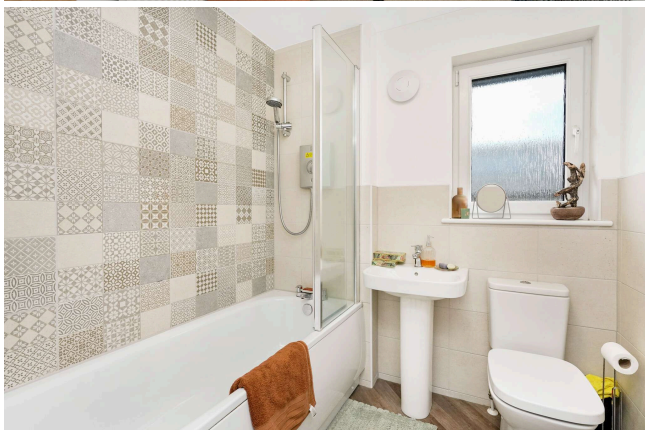
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Standard fittings, blinds/curtains, integrated fridge/freezer, double oven, washing machine, dishwasher, wall-mounted bar in garden included in the sale





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.