



Solicitors & Estate Agents



Offers Over

£180,000

25/8 Lurie Place

Craigmillar | Edinburgh | EH16 4FY

Occupying a desirable second-floor position within a contemporary modern development, this beautifully presented two-bedroom apartment offers bright, spacious accommodation ideally suited to professionals, first-time buyers, and investors alike. Conveniently located to the south-east of Edinburgh city centre, the property is particularly well placed for those working at or requiring close proximity to the Royal Infirmary of Edinburgh, while also benefiting from excellent public transport connections and easy access to local amenities and major road networks.

 2 Bedrooms

 1 Public Room

 1 Bathroom

 Residents Parking

 Communal Gardens

 EPC Rating – B

 Council Tax Band - B



Description

The property is accessed via a welcoming entrance hallway, complete with useful built-in storage, setting the tone for the well-maintained and thoughtfully designed accommodation throughout. At the heart of the home is the impressive open-plan living, dining, and kitchen area, designed to create a stylish and sociable living environment. Generous proportions and an abundance of natural light combine to produce a bright and airy space, further enhanced by French doors opening onto an attractive Juliet balcony. The contemporary kitchen is fitted with a range of sleek wall and base units, integrated appliances, and ample worktop space, while still comfortably accommodating both dining and lounge furniture, making it ideal for everyday living as well as entertaining guests. Both bedrooms are spacious doubles, each benefiting from their own Juliet balcony which enjoys attractive open views. Finished in modern neutral tones with comfortable carpeting underfoot, the bedrooms provide peaceful and relaxing retreats. Excellent storage solutions throughout the property add to the practicality and functionality of the accommodation. The stylish family bathroom is finished to a modern standard and completes the internal accommodation.



The development is professionally managed by Ross & Liddell at an approximate cost of £90 per calendar month, covering building maintenance and insurance. An additional quarterly charge of approximately £15 is payable to RMG for the upkeep of the communal playground areas.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is surrounded by well-maintained communal grounds and offers residents' parking, providing both convenience and an attractive outdoor setting.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Lurie Place forms part of a modern residential development within the popular Craigmillar area of south-east Edinburgh. The location offers an excellent balance of convenient city living and access to a wide range of local amenities, making it particularly appealing to first-time buyers, professionals, families and investors. There is a good selection of everyday shopping and services available nearby, including Lidl, Morrisons and the 24-hour Asda at The Jewel. Cameron Toll Shopping Centre and Fort Kinnaird Retail Park are also within easy reach, providing an extensive choice of supermarkets, high-street retailers, cafés, restaurants and leisure facilities. The area is particularly well placed for those working at the Royal Infirmary of Edinburgh, which is conveniently accessible from the property, while Edinburgh University's King's Buildings campus is also within easy reach. The surrounding area is well served by local schools and community facilities. Excellent public transport links provide straightforward access into Edinburgh city centre and surrounding areas, with a number of nearby bus routes. For motorists, the City Bypass and A1 are readily accessible, providing convenient connections to Edinburgh, East Lothian and the wider motorway network. The location also offers a variety of leisure and recreational opportunities, with Portobello and its popular promenade within easy reach, alongside Craigmillar Castle, Duddingston and Prestonfield golf courses and a range of local green spaces. Overall, Lurie Place provides a convenient and well-connected Edinburgh location, combining modern residential surroundings with excellent amenities, transport links and easy access to the city centre, Royal Infirmary and surrounding areas.





Approx. Gross Internal Floor Area 61.82 Sq M / 665 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

