



23 St Aidens Road
Edinburgh, EH16 4YB

A

"23 St Aidens Road is a spacious two-bedroom terraced home boasting a private garden and ample on street parking"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C.
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT & REAR GARDENS
- ON STREET PARKING





LOCATION

The Wisp is a popular residential area to the South East of the City Centre, well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass and Edinburgh International Airport.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

23 St Aidens Road is a spacious two-bedroom terraced home. Boasting a private garden and ample on street parking this property would make an ideal buy in a highly sought-after location and is set on a quiet street on a modern development, moments from excellent local amenities, quick transport links and vast open green spaces.

The accommodation comprises a welcoming entrance hallway, bright and spacious living room with a dining area and patio doors into the rear garden, stylish fitted kitchen currently with a fridge/freezer, gas hob, oven and fan, dishwasher and the boiler cupboard. Upstairs there are two well-proportioned bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed landscaped rear garden is made up of a patio, lawn and gravel areas.

Further benefits include an attic and ample on street parking.

EPC RATING

The energy efficiency rating for this property is band B

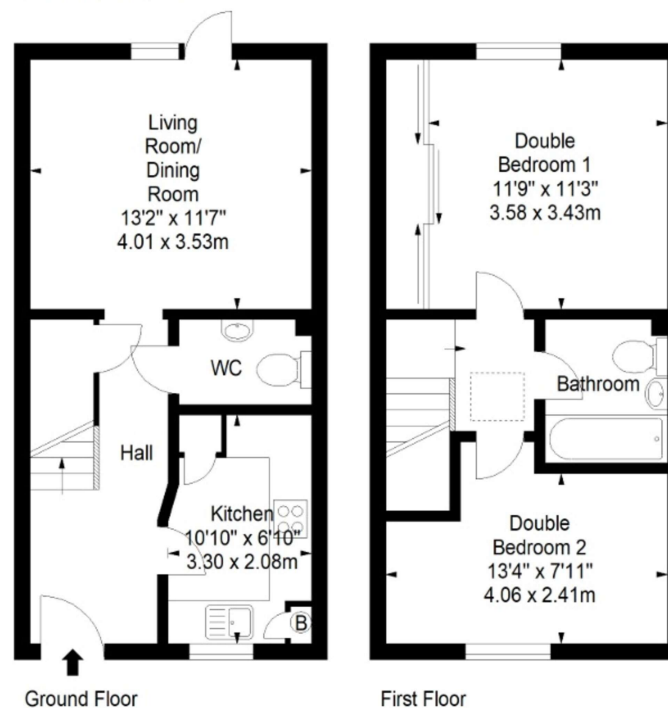
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Edinburgh,
Midlothian, EH16 4YB



Approx. Gross Internal Area
728 Sq Ft - 67.63 Sq M
For identification only. Not to scale.
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