



184/4 Greendykes Road  
CRAIGMILLAR | EDINBURGH | EH16 4EH

  
**warners**  
solicitors & estate agents



## 184/4 Greendykes Road

CRAIGMILLAR | EDINBURGH | EH16 4EH

Extremely well located two-bedroom first floor apartment set within a popular development, superbly situated to take advantage of the varied amenities in the nearby Fort Kinnaird and Cameron Toll alike whilst also within easy reach of the city centre. The property comprises welcoming entrance hallway, a fully fitted kitchen currently with gas hob, oven and fan, fridge/freezer, washing machine and dining area, a bright and spacious living room with twin windows, two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a shared garden area and residents parking. The property is sure to appeal to first time buyers and investors alike.

- Two Bedroom first floor flat
- Spacious living room
- Fitted kitchen/dining room
- Two bedrooms, both with built in wardrobes
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Security entry phone system
- Shared garden
- Residents parking

Energy Rating C, Council Tax Band B.

All furniture, appliances, blinds, curtains and lampshades will be included in the sale.

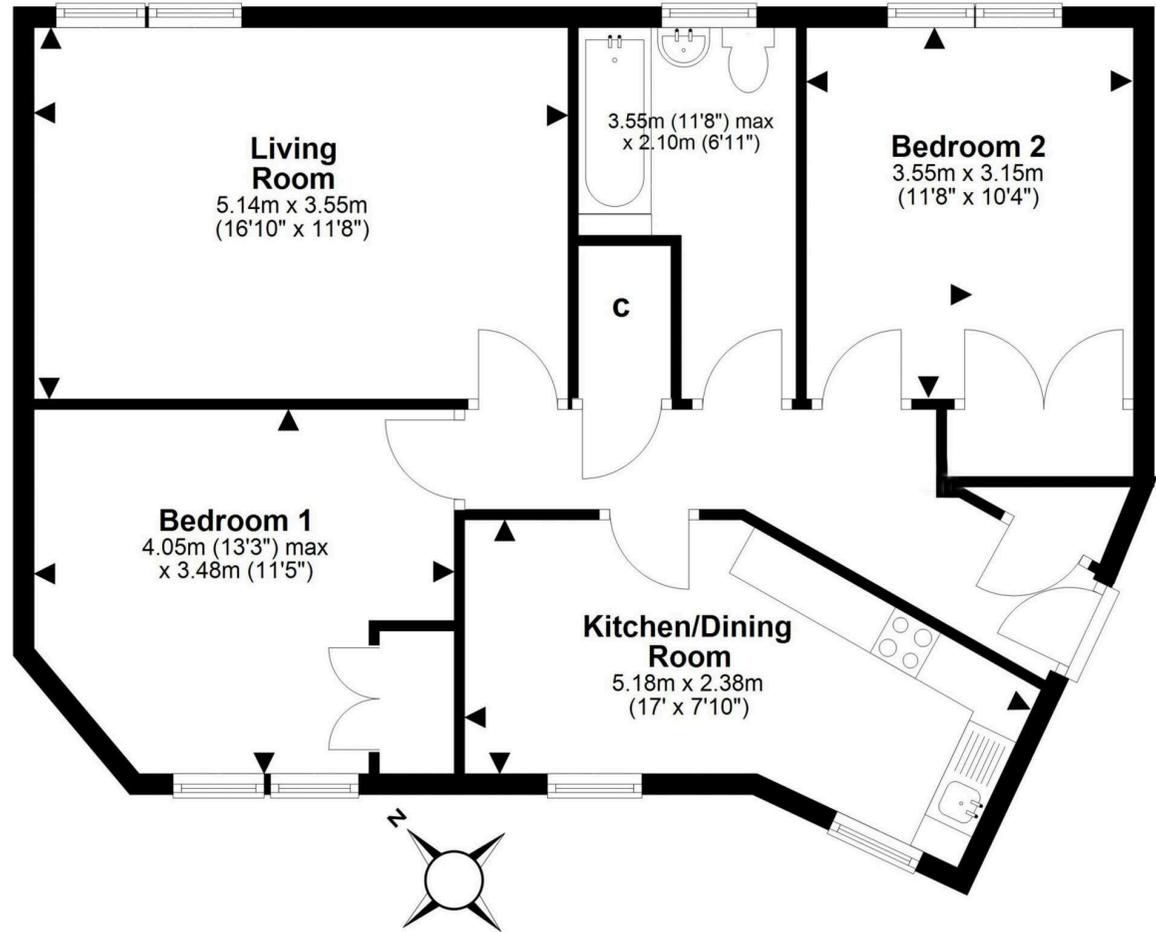
There is a factor fee of approximately £55 per month, with a £250 float.

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



The Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further facilities can be found at the Cameron Toll Shopping Centre and Fort Kinnaird Retail Park. Schooling is well represented from nursery to senior level and Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, which operates to most parts of the town 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.