



13 Castlebrae Glebe
Craigmillar, EH16 4BD

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MID TERRACED VILLA

- Sitting Room
- Dining Kitchen
- Utility
- Three Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway
- EPC Rating - C



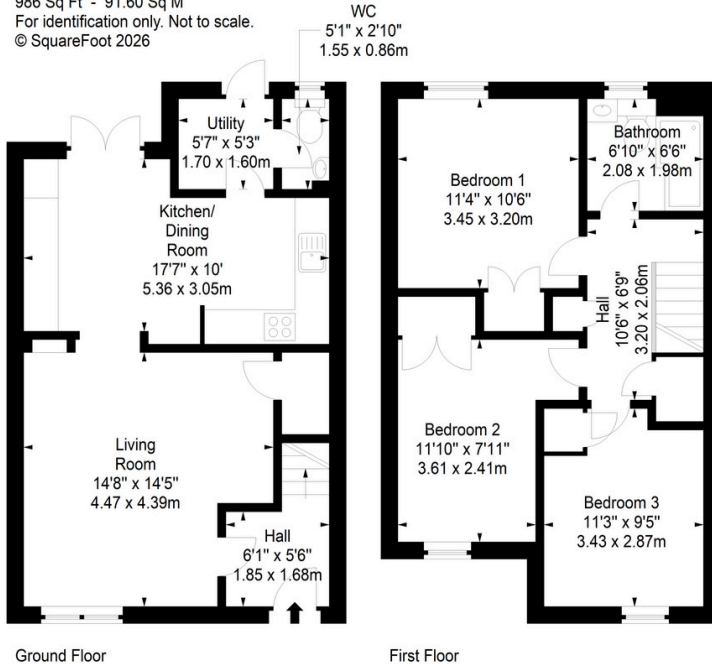
Forming part of a residential estate, this light and airy mid terraced villa is situated within Craigmillar popular with first time buyers and young families. The property is close to an abundance of amenities with Forte Kinnaird a short distance away providing many High Street stores, restaurants and cinema. There is a regular public transport which passes close by travelling to the City Centre, Edinburgh Royal Infirmary is a short drive away along with Craigmillar Castle and Holyrood Park. The accommodation which would make an ideal family home comprises; welcoming hall, bright sitting room, modern dining kitchen with French doors and utility/WC apartment off, upstairs leads to three delightful bedrooms and bathroom with white suite and shower over. There is a driveway to the front providing off-street parking with an easily maintained fully enclosed rear garden. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob and extractor hood. All items included in the sale are sold as seen, with no warranty provided.



Castlebrae Glebe,
Edinburgh,
Midlothian, EH16 4BD



Approx. Gross Internal Area
986 Sq Ft - 91.60 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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