



25 Princess Mary Road
CRAIGMILLAR | EDINBURGH | EH16 4FU

Hosanna House

warners
solicitors & estate agents



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Most appealing mid terraced villa providing superb family accommodation, boasting a fully enclosed rear garden and quiet, tucked away position on a sought after modern development. This is a great location for speedy access to the Royal Infirmary, the excellent Fort Kinnaird amenities, railway stations at Shawfair and Newcraighall, and the City Bypass. Viewing is highly recommended to appreciate this lovely home, offering a light and spacious interior much enhanced by attractive modern fittings and contemporary decor. Property highlights are detailed below.

- Tucked away location close to excellent amenities and transport links
- Convenient for anyone connected to the Royal Infirmary
- Hallway with storage space
- Living/dining room with French door accessing garden
- Stylish fitted kitchen/integral appliances
- Light filled principal bedroom with Juliet balcony and deep storage cupboard
- Two further bedrooms
- Exquisite bathroom with shower over bath
- Downstairs WC/utility cupboard
- Gas central heating and double glazing
- Fully enclosed rear garden offering lawn, patio and decking areas for outdoor relaxation and dining
- Plenty of on-street parking to front

Council Tax: D , Energy Rating: B

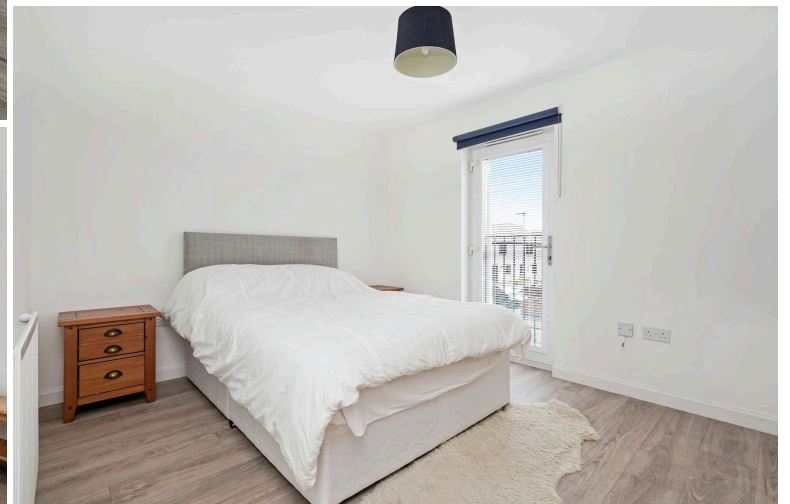
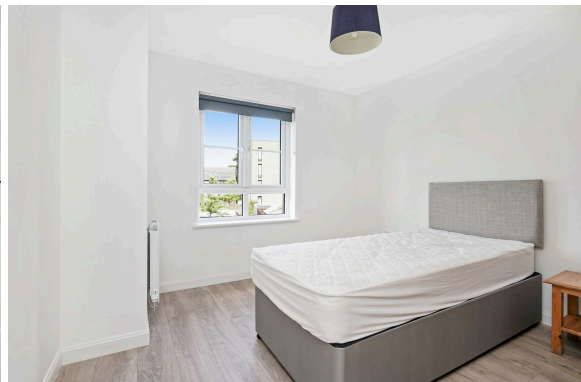
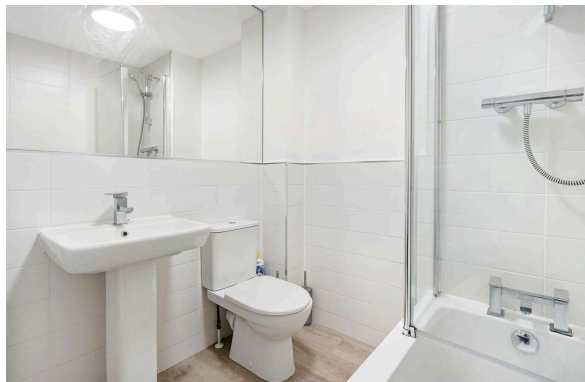
Service charge for local green areas. approx. £20-30 per quarter

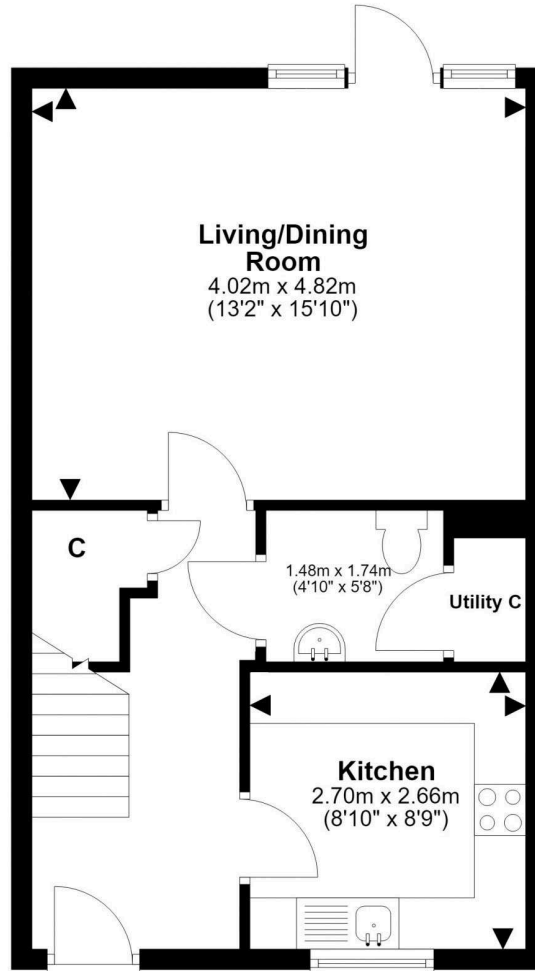
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



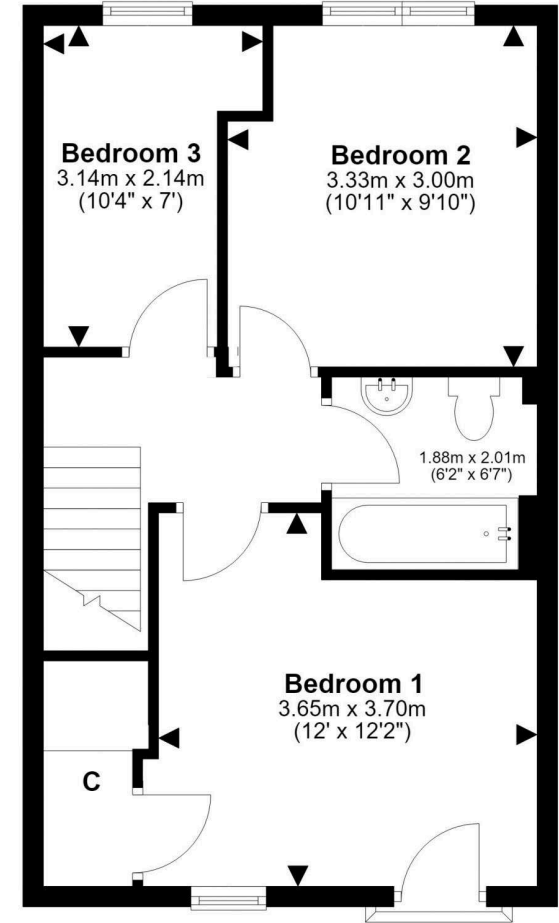
Extras: Fixtures and fittings, all blinds, light shades, and integrated kitchen appliances.

The popular and sought-after Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is an excellent range of shopping outlets in the vicinity, including small specialist shops serving the local community and an outstanding 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. Holyrood Park and Arthur's Seat are nearby for pleasant strolls.





Ground Floor



First Floor



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.