










Fixed Price

**£185,000**

## 25/9 Lurie Place

Craigmillar | Edinburgh | EH16 4FY

This impressive two-bedroom, top-floor flat forms part of a striking modern development, ideally positioned for those working at or requiring easy access to the Royal Infirmary of Edinburgh. Situated to the south-east of Edinburgh city centre, the property benefits from excellent public transport links, making it an attractive option for a wide range of buyers including professionals, first-time purchasers, and investors.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - B



## Description

The accommodation is entered via a welcoming hallway which offers useful built-in storage. The heart of the home is the generously proportioned open-plan living room and kitchen, designed to maximise both space and natural light. French doors open onto a Juliet balcony, creating a bright and airy living environment. The contemporary kitchen is fitted with a range of wall and base units, integrated appliances, and provides ample space for both dining and lounge furniture, making it ideal for modern living and entertaining. Both bedrooms are good-sized doubles, each featuring its own Juliet balcony with open views towards Arthur's Seat. The rooms are presented in modern, neutral décor and are finished with comfortable carpeting, offering a relaxing retreat. Additional storage is available throughout the flat, enhancing practicality. A stylish and modern family bathroom completes the internal accommodation.

The developments is maintained by factors: Ross and Liddel £90pcm for the upkeep of the building, including insurance and RMG for the playground maintenance is £15 per quarter.



## Extras

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

## Gardens & Parking

Externally, the development benefits from residents' parking spaces and well-maintained communal grounds, providing a pleasant and convenient outdoor environment.

## Viewing

By appointment through Neilsons (0131 625 2222).





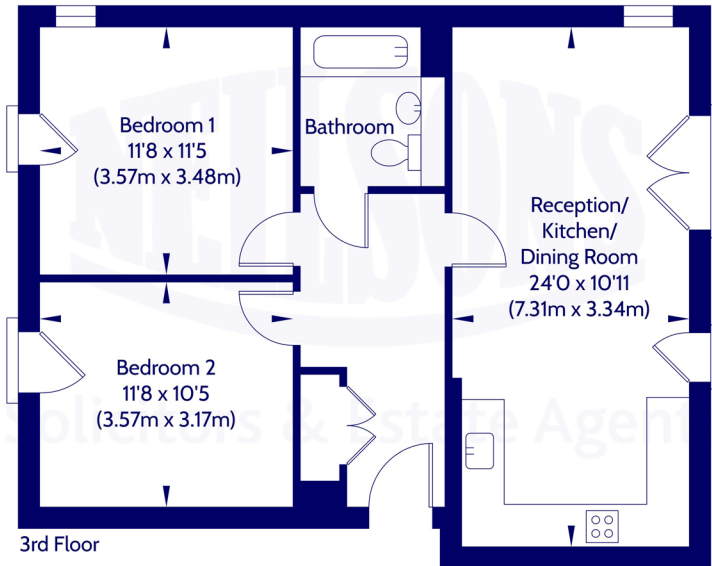
## Location

Lurie Place forms part of a modern development in the popular Craigmillar district of the city. The area has undergone substantial redevelopment in recent years and offers an ideal location close to excellent amenities including a Lidl superstore, Morrisons supermarket and a 24 hour Asda at The Jewel. The Cameron Toll Shopping Centre and Fort Kinnaird retail parks, both close by, offer an extensive range of high-street named shops and superstores. The area is also ideal for the commuter with excellent bus links linking to the city centre and surrounding areas with the City of Edinburgh Bypass and A1 within easy reach and linking Scotland's main motorway network system. Leisure and recreational facilities include the nearby Portobello promenade, Craigmillar Castle, Prestonfield and Duddingston golf courses together with Ballentyne's Health & Fitness Club. The area is a short distance to the Royal Infirmary and Edinburgh University with schooling in the area well represented from nursery to senior level.





Approx. Gross Internal Floor Area 63 Sq M / 681 Sq Ft.



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.



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