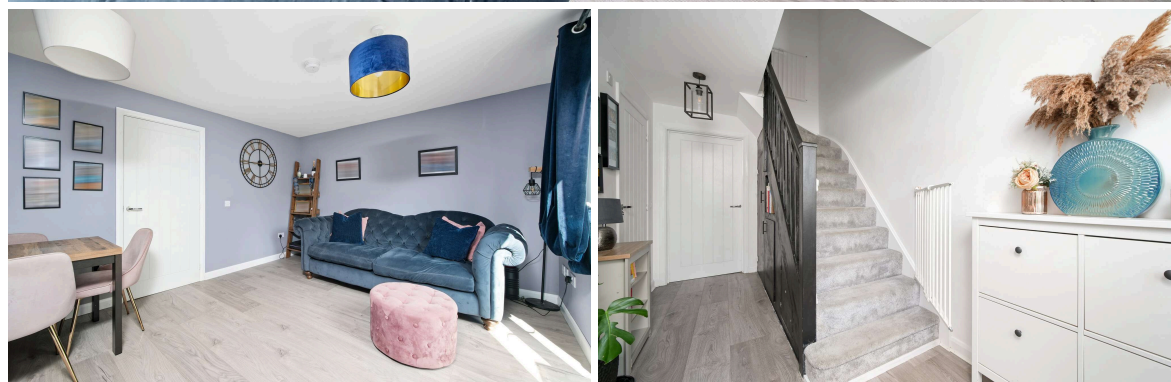




14 Sandilands Road  
CRAIGMILLAR | EDINBURGH | EH16 4AF

  
warners  
solicitors & estate agents



## 14 Sandilands Road

CRAIGMILLAR | EDINBURGH | EH16 4AF

Set on a quiet street in a modern, manicured development, moments from the Royal Infirmary, excellent local amenities, quick transport links and vast open green spaces is this spacious two-bedroom terraced home. Boasting a private garden, gas central heating, double glazing and ample on street parking this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room with a dining area and patio doors into the rear garden, a stylish fitted kitchen with attractive units, a useful W/C and following up a carpeted staircase the upper level enjoys two well-proportioned bedrooms and the home is completed by a stylish bathroom with shower over bath and a heated towel rail. Externally the fully enclosed, landscaped rear garden is a colourful haven made up of a wonderful decked area, a section with artificial turf and a paved section ideal for al fresco dining.

- Quiet street close to the Royal Infirmary
- Modern development close to shops and bus links
- Terraced house with rear garden
- Bright lounge and contemporary kitchen
- Two double bedrooms
- Stylish bathroom and a W/C
- Gas central heating and double glazing

Council Tax Band C, Energy Rating B.

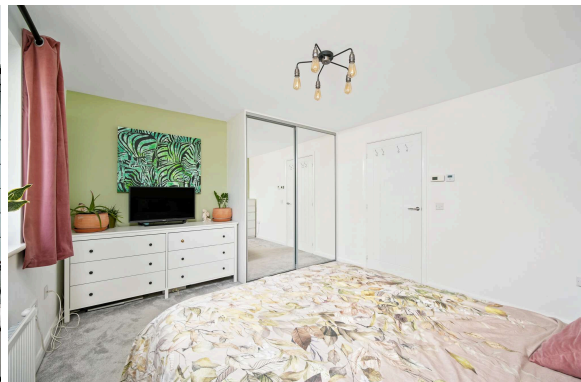
Included in the sale will be all blinds and integrated kitchen appliances. Please note the light fitting in Bedroom 2 will be replaced prior to sale.

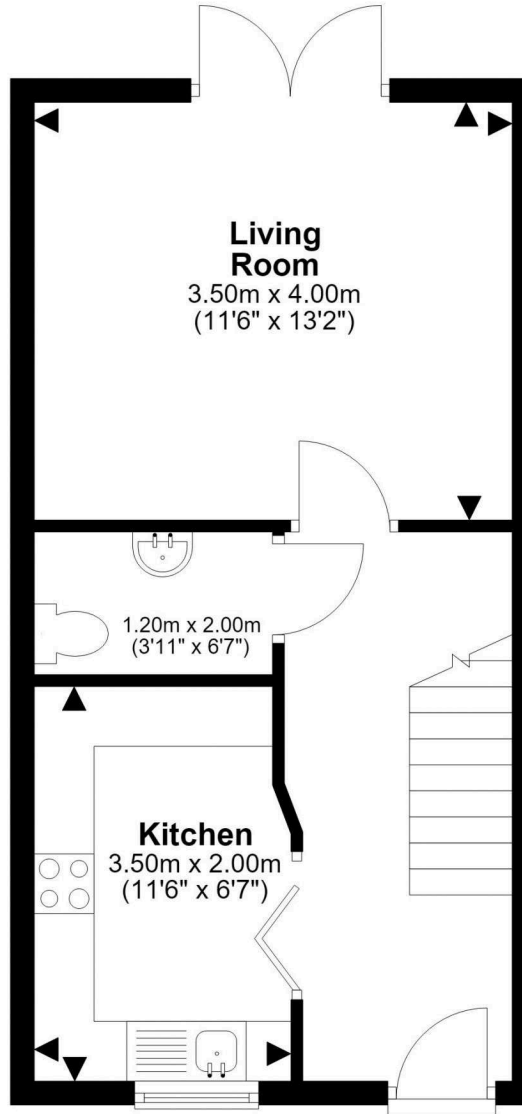
Factor fees of £15 per quarter, plus a float £75.

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

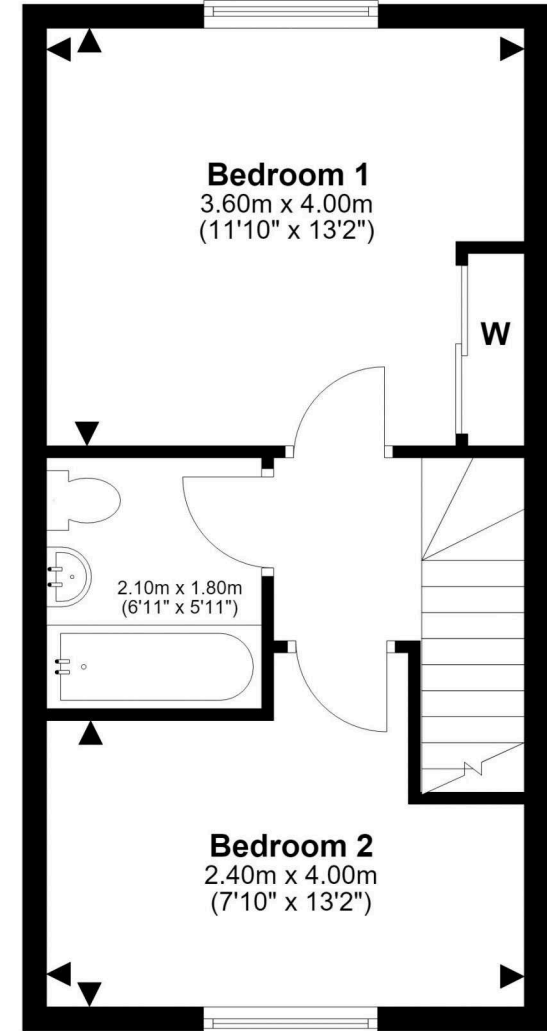


The Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community with further facilities can be found at the Cameron Toll Shopping Centre and impressive Fort Kinnaird Retail Park. Arthur's Seat and Holyrood park is moments away as well as medieval Craigmillar Castle. 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 conveniently close.





### 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.