



Flat 8, 2 Pringle Street

CRAIGMILLAR | EDINBURGH | EH16 4LJ



Flat 8, 2 Pringle Street

Craigmillar | EDINBURGH | EH16 4LJ

Flat 8, 2 Pringle Street is a bright and spacious two-bedroom second-floor flat, forming part of a well-maintained modern development in Edinburgh's Craigmillar area. Offering an excellent opportunity for personalisation, the property would make an ideal home for first-time buyers, students, or young families. The airy living area extends outdoors via a sleek Juliet balcony and floor to ceiling French doors, creating an open and breezy spot to enjoy fresh air and evening sunset. This inviting space flows effortlessly into a modern open-plan kitchen, complete with integrated appliances and stylish finishes, enhancing the home's sense of space and sociable layout.

The communal stair is accessed via a secure entry phone system with resident fob access and is maintained to a high standard. The development also benefits from communal gardens, while the newly landscaped Bankfield Brae Park is only metres away.

- This attractive flat offers spacious accommodation comprising:
- Entrance hall with storage ample storage cupboards
- Double bedroom 1 with en-suite shower room
- Double bedroom 2
- Family bathroom with bath, sink and WC
- Open plan kitchen/living/dining area with Juliet balcony
- Kitchen with fitted wall and base units, under cupboard lighting and integrated appliances
- Gas central heating
- Double glazing throughout
- Ample street parking within development

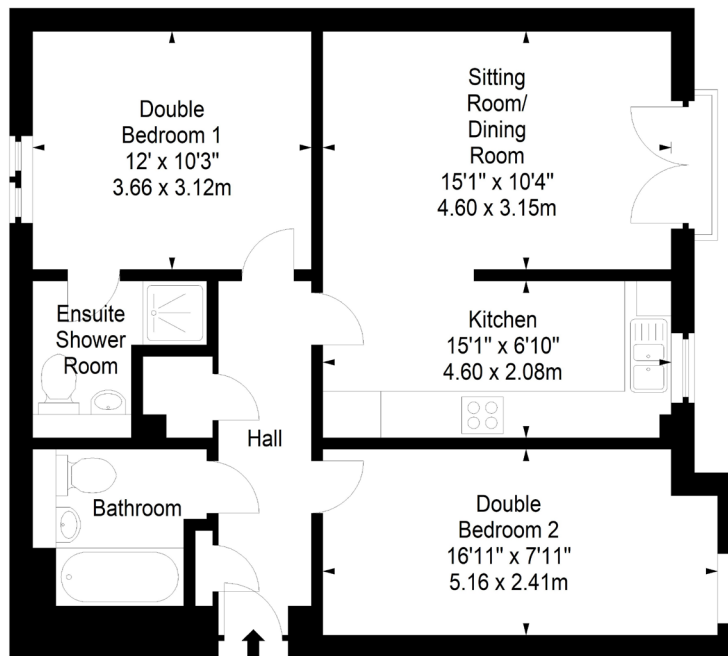
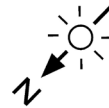




**Pringle Street,
Edinburgh,
Midlothian, EH16 4LJ**



Approx. Gross Internal Area
718 Sq Ft - 66.70 Sq M
For identification only. Not to scale.
© SquareFoot 2026

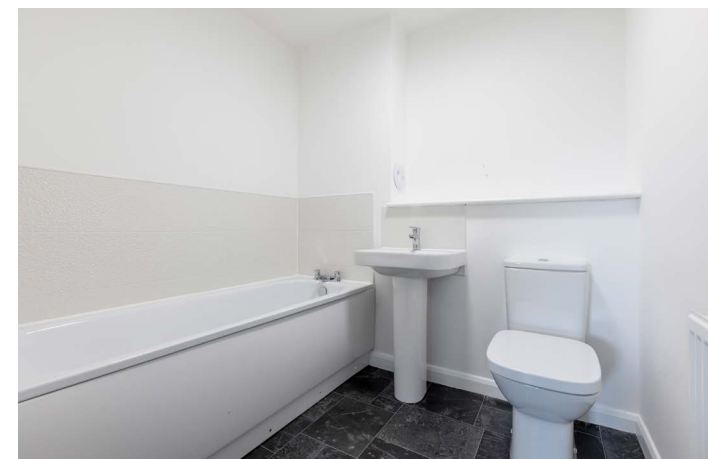
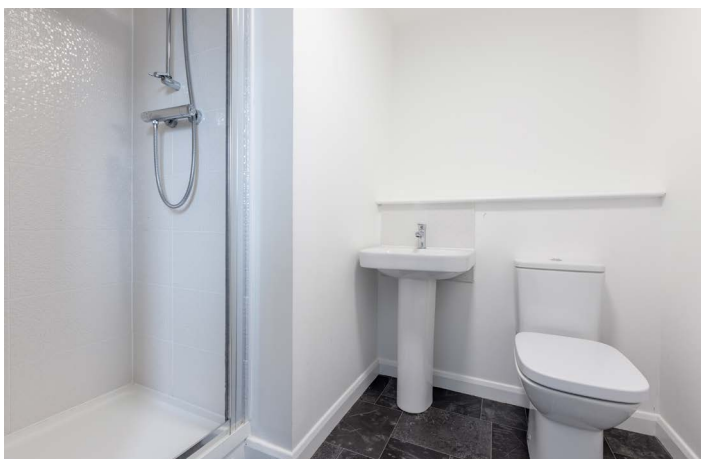


Second Floor

Location

Craigmillar and the neighbouring Greendykes area form a well-established residential community to the south of Edinburgh city centre, offering an attractive mix of modern and traditional family housing. Greendykes has undergone significant regeneration in recent years, creating new homes, enhanced community facilities, landscaped open spaces, and improved local infrastructure. A range of everyday shopping amenities are available throughout the area, with nearby supermarkets including Lidl on Niddrie Mains Road and ASDA at The Jewel. More extensive retail and leisure facilities can be found at Cameron Toll Shopping Centre and Fort Kinnaird, both of which offer an excellent selection of high-street retailers, supermarkets, restaurants, and entertainment venues.

The area benefits from an abundance of outdoor and recreational opportunities, with Craigmillar Castle Park, Holyrood Park, Duddingston Golf Club, the Braid Hills, and the Pentland Hills all within easy reach. Craigmillar and Greendykes are also ideally positioned for access to the Royal Infirmary of Edinburgh, the Edinburgh BioQuarter, and the University of Edinburgh, making the location particularly appealing to professionals, students, and families alike. Well-regarded schooling is available from nursery through to secondary level, while frequent public transport services provide convenient links to the city centre and surrounding districts. For commuters, the area enjoys excellent connectivity to Edinburgh City Bypass (A720), offering straightforward access to Scotland's motorway network, Edinburgh Airport, the Central Belt, and destinations across the Lothians.



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.