

COULTERS[®]

6B CRAIGMILLAR PARK

NEWINGTON, EDINBURGH, EH16 5NE

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Set within an elegant B-listed Victorian villa, this impressive upper flat offers a wonderfully bright and generously proportioned living space, beautifully combining period charm with modern finishes. The property enjoys a prime position that allows for easy access to local amenities as well as convenient travel in and out of the city. The interior is presented in excellent condition throughout and is ready for immediate occupation, with viewing highly recommended to fully appreciate its appeal. True to its late Victorian origins, the home features high ceilings, large sash-style windows, and retains a number of original details, including ornate cornicing and finely crafted mantelpieces.

KEY FEATURES



Exceptionally bright and spacious upper flat.



Two double bedrooms.



Private south west facing garden.



Unlimited on-street parking



Fantastic transport links into the city centre.



Within walking distance of all amenities.



EPC Rating - D



Council Tax Band - F





A standout feature of the property is the expansive dual-aspect living and dining room, where a striking triple window formation facing south-west floods the space with natural light and offers a pleasant outlook over the surrounding gardens. The kitchen has been thoughtfully updated with contemporary sea-green units, providing both style and practicality, while the bathroom adds character with a classic claw-foot bath and a vintage-inspired mixer shower. The accommodation is completed by two well-proportioned double bedrooms, each offering a comfortable and inviting retreat. Additional storage is available within two sizeable attic spaces. Externally, the property benefits from a substantial private rear garden, perfectly positioned to enjoy a south-westerly aspect, with both lawn and patio areas ideal for relaxing or entertaining outdoors.





THE LOCAL AREA

Newington is a highly sought after residential neighbourhood situated to the south of the city centre. The area is served by excellent amenities including independent shops, bars, restaurants and cafes. Cameron Toll Shopping Centre with its Sainsbury's superstore and high street retailers is also within walking distance.

Fantastic recreational opportunities include The Royal Commonwealth pool and gym, The Meadows with its tennis courts and cycle tracks, and picturesque Holyrood Park, all within walking distance. Prestonfield Golf Club and Priestfield Tennis Club are also just a short stroll away. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street.

The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is quick access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing, Edinburgh International Airport and the central motorway network. There are regular bus services running to and from the city centre.

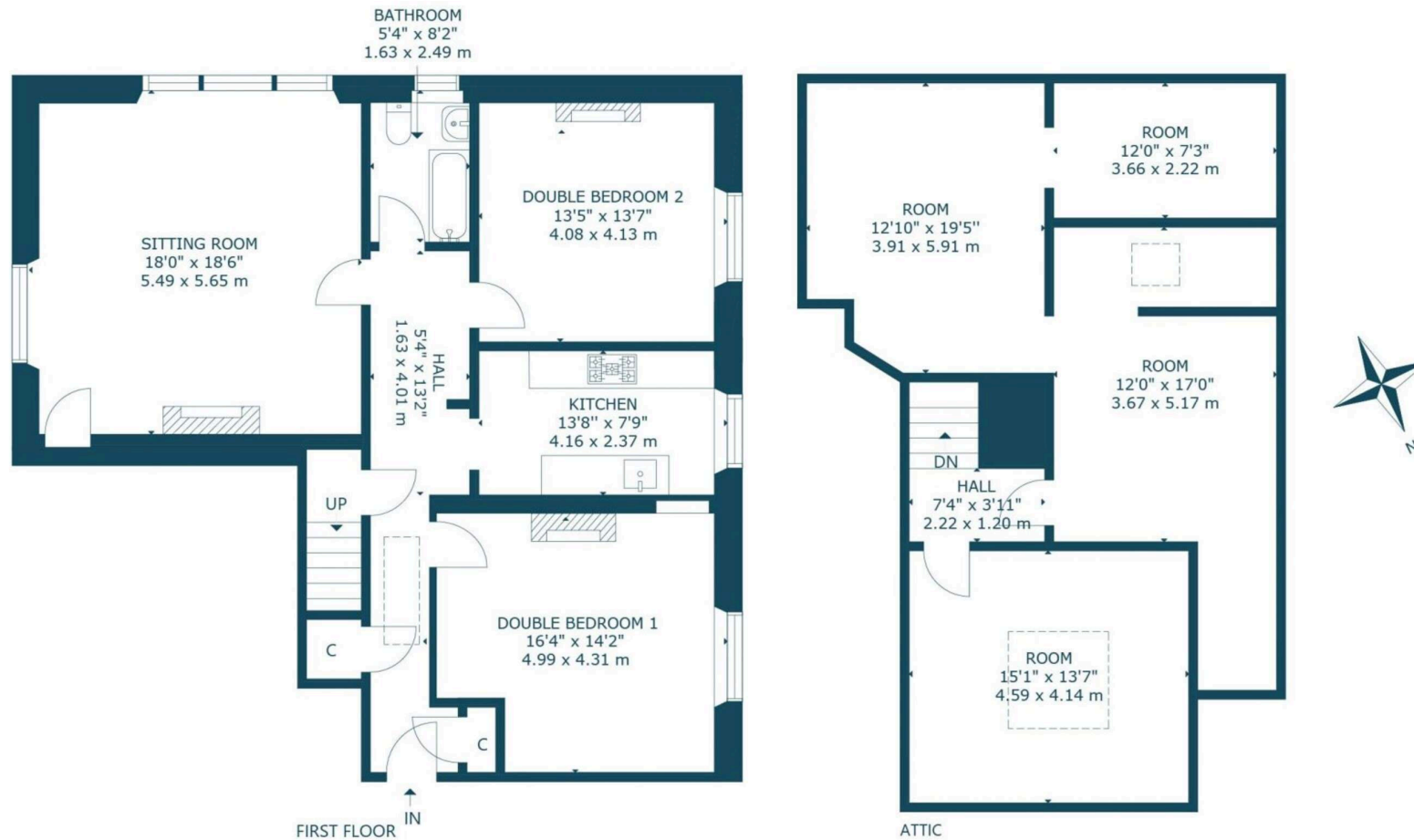
EXTRAS

Fitted floor coverings, light fittings and integrated appliances are included in the sale price.



HOME REPORT VALUATION: £480,000





FIRST FLOOR

ATTIC

6B CRAIGMILLAR PARK, NEWINGTON, EDINBURGH, EH16 5NE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS FIRST FLOOR AREA 1,087 SQ FT / 101 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,945 SQ FT / 181 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.