



1/1 Craigmillar Castle Gardens
CRAIGMILLAR | EDINBURGH | EH16 4BP

warners
solicitors & estate agents



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Warners are delighted to present this outstanding ground-floor apartment, which is presented to market at exceptionally high standard and offers a superb blend of stylish interiors, generous proportions and outstanding private outdoor space. Set within an established residential area to the south of Edinburgh, the property enjoys a convenient setting close to local amenities and excellent transport links, making it an ideal home for professionals, couples or families.

Accessed via a secure entry system, the accommodation opens into a welcoming hallway with useful storage. The elegant dining lounge is bright and inviting, featuring twin windows and a contemporary feature wall that creates a comfortable yet refined living space. The impressive kitchen is finished with sleek high-gloss cabinetry and integrated appliances, complemented by a breakfast bar that provides an ideal spot for informal dining and entertaining. The generously sized principal bedroom is enhanced by a striking corner bay window and subtle mood lighting, while the second double bedroom benefits from built-in wardrobes and further stylish detailing. A fully tiled shower room, finished to a high specification and incorporating vanity storage, completes the interior.

Externally, the extensive private gardens are a real highlight, offering a wonderful setting for outdoor relaxation and entertaining. The space is thoughtfully laid out with lawn and patio areas, enclosed by mature hedging for privacy and further benefiting from two sheds for external storage. A private driveway to the front provides off-street parking. The property also enjoys the comfort and efficiency of gas central heating and double glazing. Early viewing is recommended!

- Secure entry system
- Welcoming entrance hallway with storage cupboard
- Bright twin-windowed dining lounge with feature wall
- Contemporary fitted kitchen with integrated appliances and breakfast bar
- Generous principal bedroom
- Spacious second double bedroom with built-in wardrobes
- Stylish fully tiled shower room
- Gas central heating and double glazing
- Extensive private garden laid to lawn and patio with privacy hedging and two sheds, and a private driveway

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



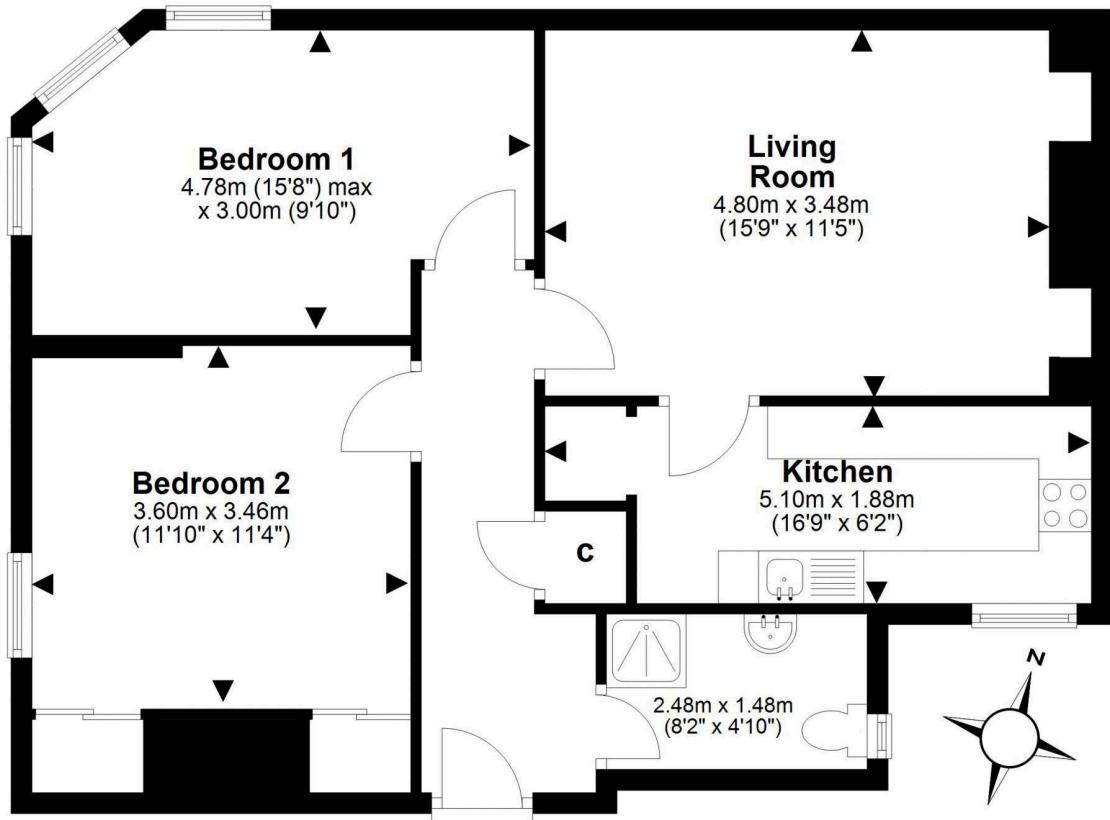
Energy Rating C. Council Tax band A.

Factor fees of £44 per month, plus a float of £100.

Included in the sale will be all blinds and curtains, light fittings, all appliances (induction hob, oven, integrated microwave, integrated washer dryer, integrated dishwasher, fridge freezer, electric shower). Wardrobes in the mast bedroom can be included if required.

The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent 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.





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.