



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 21/4 Castlebrae Glebe

Craigmillar, Edinburgh EH16 4BD

# 21/4 Castlebrae Glebe

Forming part of a modern development, this beautifully presented two bedroom, first floor apartment is located in popular Craigmillar. Situated in an ideal location, close to Craigmillar Castle and the pretty Duddingston Loch. Local amenities, can be found on nearby.

Access is via secure entry phone system shared by only four flats. On entering you are greeted by a generous hallway, with ample storage provided by two cupboards. On the left, you'll discover an airy open plan reception, which enjoys a dual west-facing aspect. Light pours in from  $\frac{3}{4}$  height glazing which wraps around an impressive corner windows, a perfect space for the dining table. The social aspect continues with a stylish kitchen area tucked around the corner with a large island unit taking prime position, finished with solid wood worktop, designed for both functionality and style, and replete with a full range of appliances.



## Property Summary

- Close to amenities & Craigmillar Castle
- Modern first floor apartment
- Spacious open plan, west-facing living room, dining & kitchen
- Stylish fitted kitchen
- Two spacious bedrooms with built-in wardobes
- Spacious shower room with walk-in shower
- Allocated off-street parking space
- Shared garden to rear
- EPC Rating - C | Council Tax Band - B

Home Report Value - £180,000





Stylish,  
two bedroom,  
first floor  
apartment





This appealing apartment accommodates two generous bedrooms; tastefully-presented, with built-in wardrobes and a luxurious shower room with walk-in shower, completes the accommodation. The hall gives access to a partially floored attic.

Externally, the apartment benefits from a shared garden to rear and one allocated off-street parking space.

Extras: fitted floors, light fittings, blinds, and all kitchen appliances, to be included in the sale.



Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

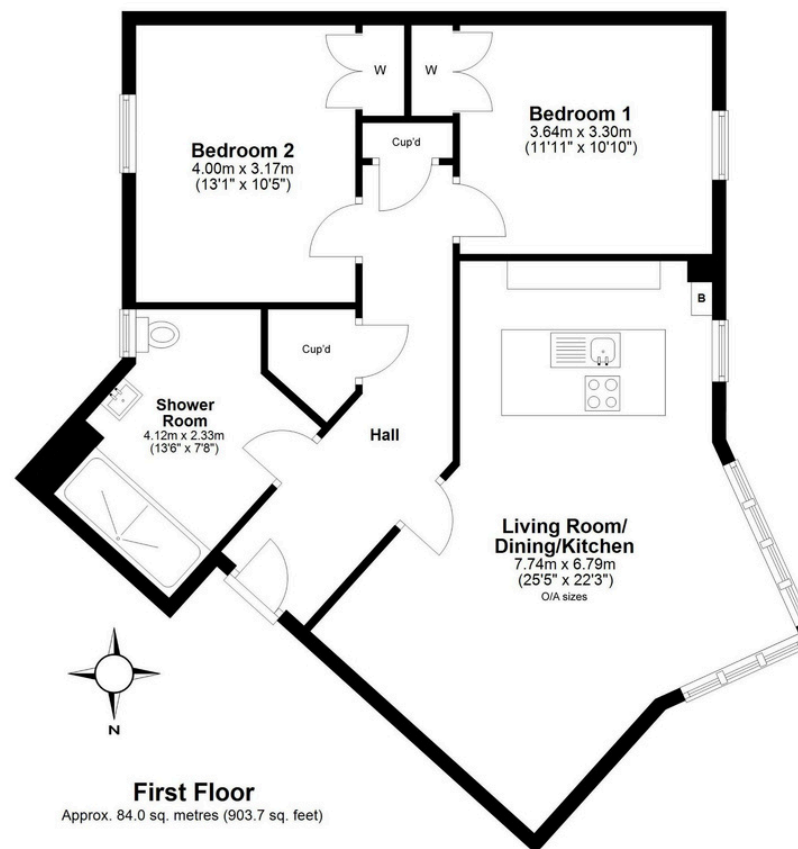
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove onTheMarket.com

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location



CRAIGMILLAR CASTLE

Craigmillar was originally part of the Craigmillar Estate which dates back to the 14<sup>th</sup> and 15<sup>th</sup> century. The historic Craigmillar Castle still presides in a prominent position and is one of the best preserved castles in Scotland with links to Mary Queen of Scots. Lying 3 miles south-east of the city centre, Craigmillar has benefitted from ongoing regeneration and offers excellent local amenities including, local shops, a library and Arts centre. This is an ideal location for leisure activities, including the Jack Kane community and sports centre, Prestonfield and Duddingston golf courses, are close by along with fabulous walks in Holyrood Park and Arthurs Seat. More extensive shopping can be found at Cameron Toll shopping centre or Fort Kinnaird retail park and there is an Asda store close by. The Edinburgh Royal Infirmary is within walking distance, for an easy commute. The area has regular bus services and there is easy access to the city bypass which links you to all the major road networks.