

# KILGOUR

PROPERTY



**2/5 St Aidens Road, Edinburgh, EH16 4XF**







- Lounge
- Kitchen
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Grounds
- Residents Parking
- Secure Entry System
- Council Tax – Band – B
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

## Description

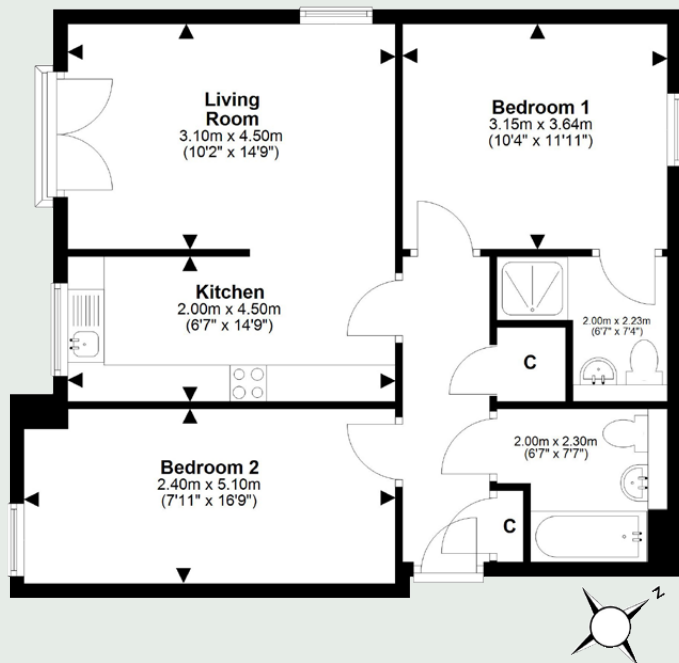
A superbly presented modern apartment located in a popular part of the city due to its local amenities and commuting links.

The property will appeal to a number of buyers and benefits from gas central heating and double glazing.

Externally there are well maintained communal grounds as well as residents parking. Entrance in to the communal building is gained via a secure entry system.

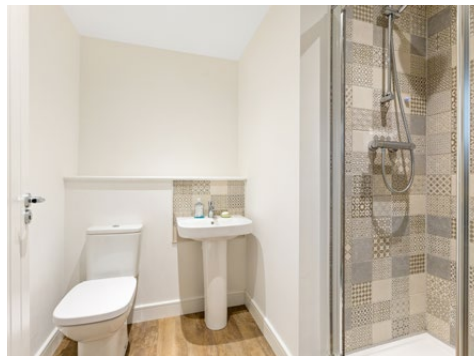
## Location

Craigmillar promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital, without leaving the city limits. The area is a short distance to the Royal Infirmary and Edinburgh University and schooling in the area is well represented right through from nursery to senior level. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from an ASDA superstore, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The area is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.



Lounge	14'9 x 10'2	4.50 x 3.10m
Kitchen	14'9 x 6'7	4.50 x 2.00m
Bedroom 1	11'11 x 10'4	3.64 x 3.15m
En Suite	7'4 x 6'7	2.23 x 2.00m
Bedroom 2	16'9 x 7'11	5.10 x 2.40m
Bathroom	7'7 x 6'7	2.30 x 2.00m









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