NEILSONS

Solicitors & Estate Agents



Fixed Price

£322,000

24 Pringle Terrace

Craigmillar | Edinburgh | EH16 4JE

This lovely, stylish 4-bedroom end-terraced townhouse with private gardens and off-street parking is quietly positioned within a popular modern development close to many excellent amenities, schooling and transport links.

- 4 Bedrooms
- 2 Public rooms
- 2 Bathrooms & WC apartment
- Private gardens
- Off-street parking
- EPC Rating – B
- Council Tax Band - E



Description





Offered to the market in move-in condition, undoubtedly appealing to the professionals or growing families alike and merits internal viewing to be fully appreciated. Enjoying excellent natural light throughout and laid out over three levels, this fine home comprises; welcoming hallway with two piece WC apartment off. There is a sizeable front-facing lounge, a stylish kitchen/diner with French doors leading to the sunny west-facing rear garden and off-street parking. The kitchen itself is fully integrated and fitted with a range of modern wall and base units with built-in gas hob, hood and separate double oven. A large cupboard/ pantry is located off the dining area providing great additional storage provisions. From the hallway, a carpeted staircase leads to the 1st floor landing which houses three well-proportioned bedrooms together with the family bathroom with three-piece suite and shower over bath. A further staircase leads to the top floor which in turn leads to the principal bedroom with walk-in wardrobe & en-suite shower room. Further benefits include gas central heating, solar panels and double glazing.

Extras

The built-in gas hob with extractor hood above and separate double oven shall be included in the sale together with the integrated appliances (fridge freezer, washing machine and dishwasher).

Gardens and parking

There is a private garden located to the front with plants and shrubs and located to the rear, is a fully enclosed west-facing garden with off-street parking.

Viewing

By appointment with Neilsons on 0131 625 2222.









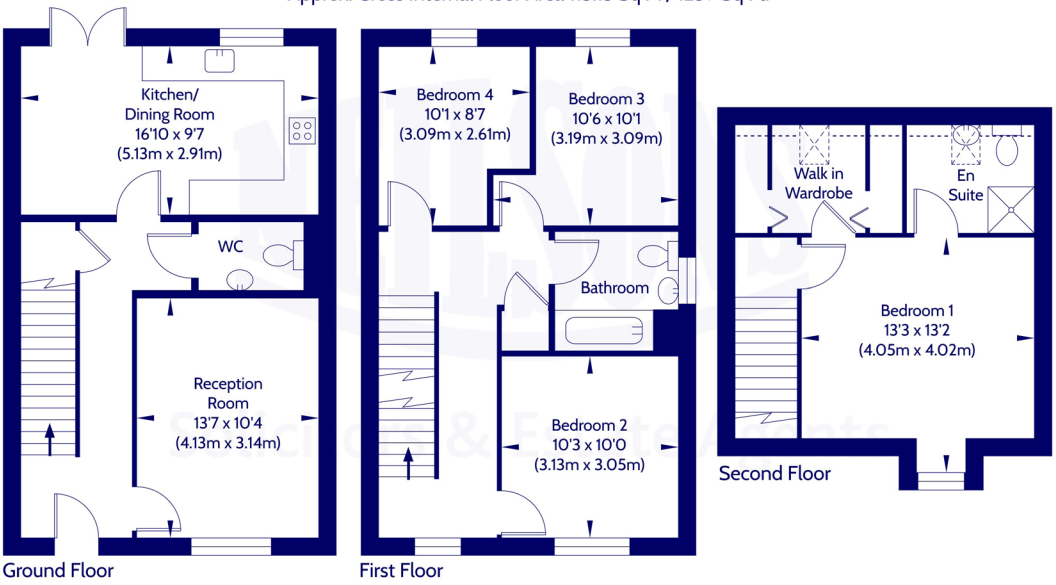
Location

Pringle Terrace forms part of a modern development and community in the popular Craigmillar district of the city. The area has undergone substantial redevelopment in recent years and offers excellent amenities including a Lidl superstore, Morrisons supermarket and a 24-hour Asda at The Jewel. The Cameron Toll Shopping Centre and Fort Kinnaird retail parks, both close by, offer an extensive range of high street named shops and superstores. The area is also ideal for the commuter with many excellent bus links within walking distance, serving the City Centre and surrounding areas and the City of Edinburgh Bypass and A1 within easy reach, and linking Scotland's main motorway network system. Leisure and recreational facilities include the nearby Portobello promenade, Craigmillar Castle, Prestonfield and Duddingston golf courses together with Ballantynes Health & Fitness Club. 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.





Approx. Gross Internal Floor Area 115.15 Sq M / 1239 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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