



6 Scott Street  
CRAIGMILLAR | EDINBURGH | EH16 4FT

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this attractive terraced home, offered to the market in true walk-in condition and superbly located within the popular Craigmillar area.

The property is ideally positioned for easy access to Fort Kinnaird Retail Park, the Royal Infirmary of Edinburgh, and excellent public transport links, making it an ideal choice for first-time buyers, professionals, or young families.

Internally, the accommodation is well laid out over two levels. The ground floor comprises a bright and spacious living room to the front, providing a welcoming space for relaxation. To the rear lies a modern kitchen/dining room with ample room for dining and direct access to the rear garden—perfect for everyday living and entertaining. A handy utility room and WC complete the ground floor.

On the upper level, there are two generously proportioned double bedrooms, both benefiting from excellent natural light and built-in storage options. The accommodation is completed by a contemporary family bathroom.

Externally, the property boasts both front and rear gardens, offering private outdoor space for relaxing or socialising. Residents' car parking is conveniently located to the front of the property.

Early viewing is highly recommended to fully appreciate the condition, layout, and convenient location of this excellent home.

- Front and rear private gardens
- Residents' car parking to the front
- Excellent access to Fort Kinnaird and the Royal Infirmary
- Great transport links to the city centre and beyond
- Double glazing
- Gas central heating with Tado smart thermostat
- Council Tax Band C
- Energy Rating Band B

Extras: all blinds, shelving, fitted lights, integrated fridge freezer, dishwasher, oven/hob, under cabinet lighting, mirror in hall, main bedroom and bathroom. For the avoidance of doubt the mirror at the top of the stairs and garden lighting is not included.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

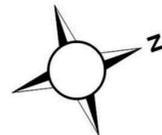
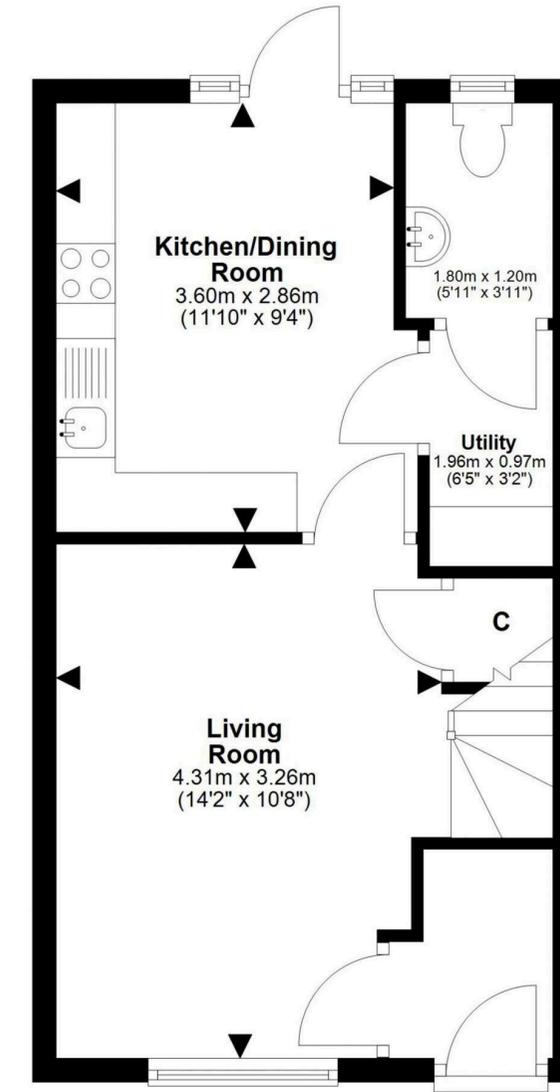


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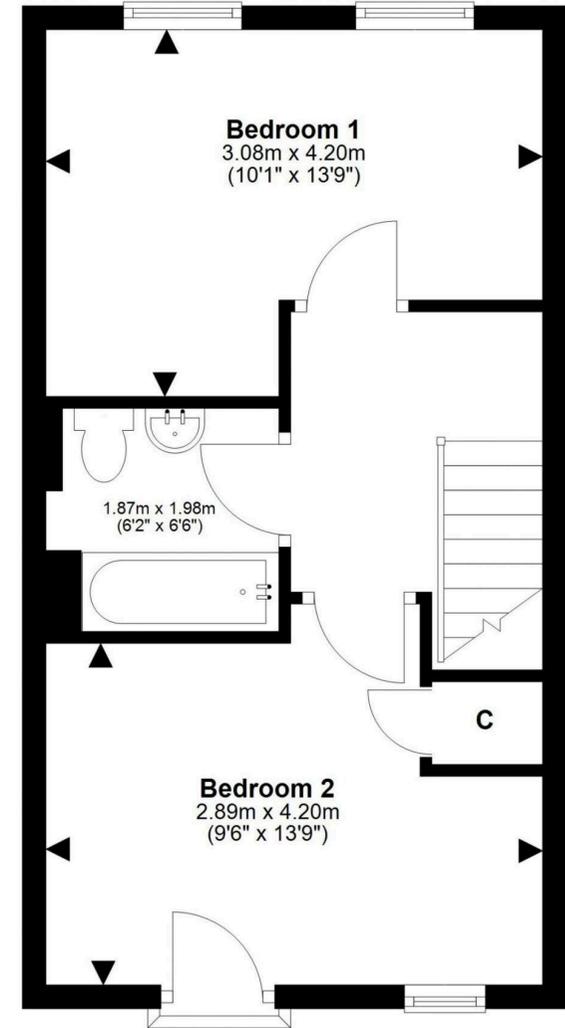
Ross & Liddell for management of development grounds. £250 deposit approx £150 per year  
RMG for management of development park. No deposit. Approx £50 per year

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.





**Ground Floor**



**First Floor**

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.