



8 Egan Terrace
CRAIGMILLAR | EDINBURGH | EH16 4FR


warner's
solicitors & estate agents



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Nestled in the heart of a modern, manicured development, moments from the Edinburgh Royal Infirmary and Fort Kinnaird Retail Park, is this immaculately presented end-terraced house. Boasting a private rear garden, ample residents' parking, gas central heating and double glazing, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space, a contemporary kitchen with attractive units and garden access, and a useful utility room and a W/C. Following up a carpeted staircase, the upper level enjoys a master bedroom with built-in wardrobe and deep storage cupboard; a second well-proportioned double bedroom with further built-in mirrored wardrobe; a third single bedroom; and a stylish main bathroom with shower over bath.

- Modern end-terraced house
- Tranquil setting, close to the hospital and Fort Kinnaird
- Private rear garden and residents' parking
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Utility room and a W/C
- Three bedrooms and a stylish bathroom
- Gas central heating and double glazing

Fees payable to two factors, Residential Management Group (RMG), approx. £5 per month & £10 per month to Ross & Liddell.

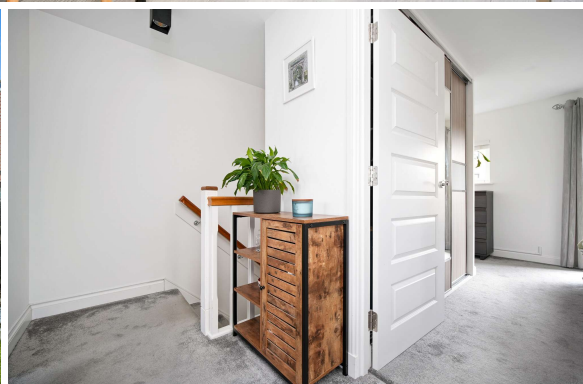
Energy Rating B, Council Tax Band D.

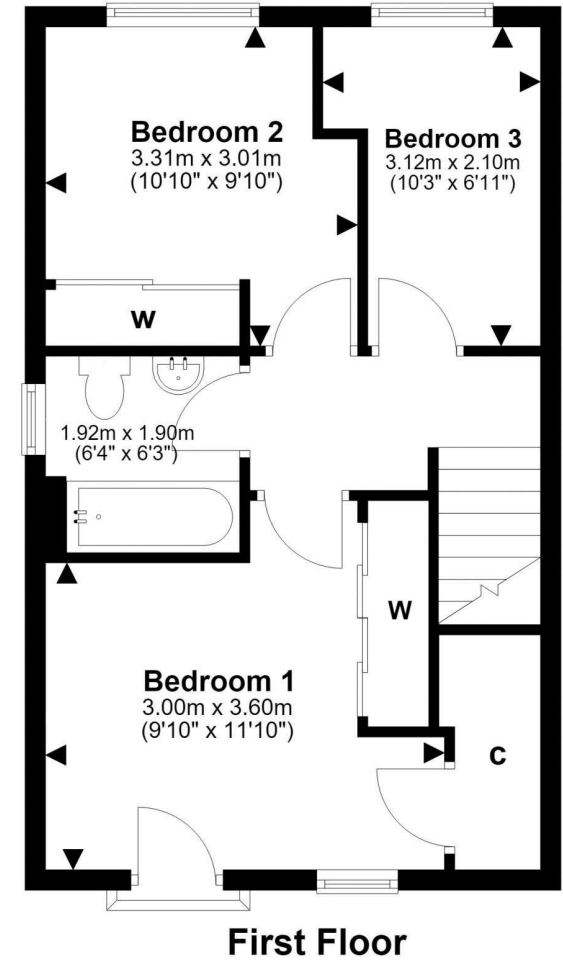
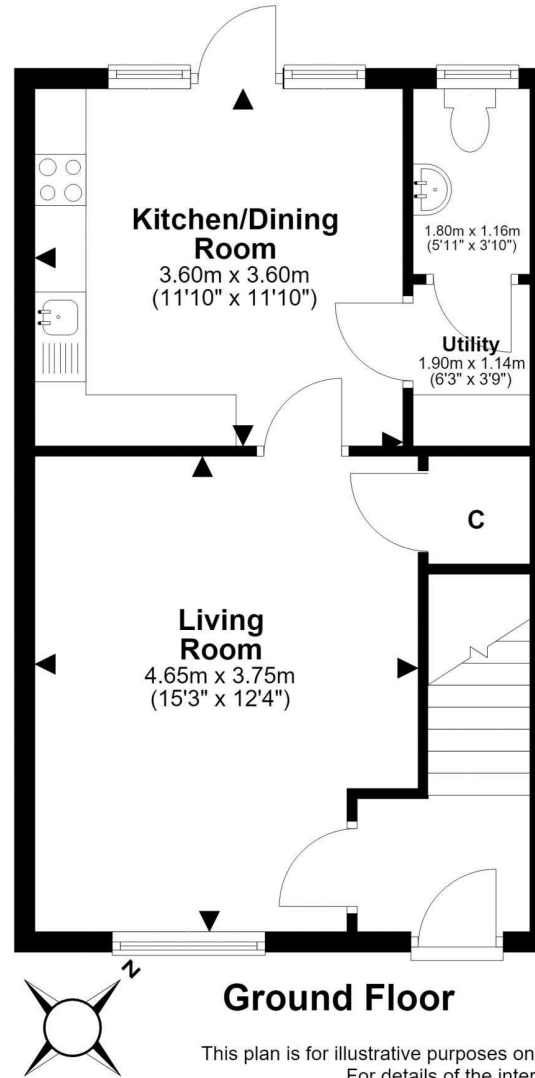
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All window blinds, curtain rails and integrated kitchen appliances (fridge freezer, dishwasher, oven, and gas hob) will be included in the sale. The washing machine is excluded, and current light fixtures will be removed and replaced with standard fittings, similar to the original ones installed by developer.

The Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further facilities are available at the Cameron Toll Shopping Centre and Fort Kinnaird Retail Park. Arthur's Seat and Holyrood Park are moments away, as is medieval Craigmillar Castle. Schooling is well represented from nursery to senior level. The Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, serving most parts of the city and surrounding areas. The City Bypass and main motorway networks are also conveniently close.





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.