

OFFERS OVER £475,000

14 East Suffolk Park
Edinburgh, EH16 5PN

drummondmiller
Solicitors & Estate Agents



- Spacious and charming 3-bed main door apartment in peaceful development
- Bright living room with double aspect windows and gas fire place
- Beautifully kept communal grounds with tennis court
- 3 double bedrooms, one with en-suite
- Well-sized kitchen with ample storage and counter space
- Family-sized shower room
- Well-sized dining room perfect for entertaining
- EPC B

Description

Drummond Miller is delighted to present this rarely available main door three-bedroom apartment, offering bright and spacious accommodation. Set within a peaceful and well-maintained development, this charming property is set in beautifully kept communal grounds, complete with a residents' tennis court.

The accommodation is generously proportioned and filled with natural light. The living room benefits from attractive double-aspect windows and gas fireplace creating a welcoming space. The property also features a separate dining room, ideal for family meals or hosting guests, alongside a well-sized kitchen offering ample storage and generous counter space.

There are three double bedrooms, including a spacious principal bedroom with en-suite. A modern, family-sized shower room serves the remaining bedrooms and completes the accommodation.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

Externally, the property sits within beautifully maintained shared garden grounds, with tennis courts. The property also benefits from residents' off-street parking.

Location

East Suffolk Park sits within the leafy Craigmillar Park conservation area in the highly sought-after south Edinburgh district of Newington. The neighbourhood offers a wide range of local shops, cafés and everyday amenities, while Cameron Toll Shopping Centre nearby provides a Sainsbury's supermarket, a selection of high-street retailers, a gym and a medical centre.

The area is well served by regular public transport, offering quick and convenient connections to Edinburgh city centre and surrounding districts. The planned extension to the Edinburgh Tram Network will also run close by, further enhancing transport links.

Several key destinations are within easy reach, including the University of Edinburgh's King's Buildings campus, Peffermill Sports Complex and the main university campus, as well as the Edinburgh Royal Infirmary at Little France. The area also offers excellent recreational opportunities, with a variety of parks and green spaces nearby, alongside the Royal Commonwealth Pool and sports complex. A good selection of local schooling is available, from nursery through to secondary level.

Council Tax and EPC

Council Tax band G and has a B-rated Energy Performance Certificate.

Home Report

The property has been valued at £480,000 and a link to the Home Report is available from the ESPC website.

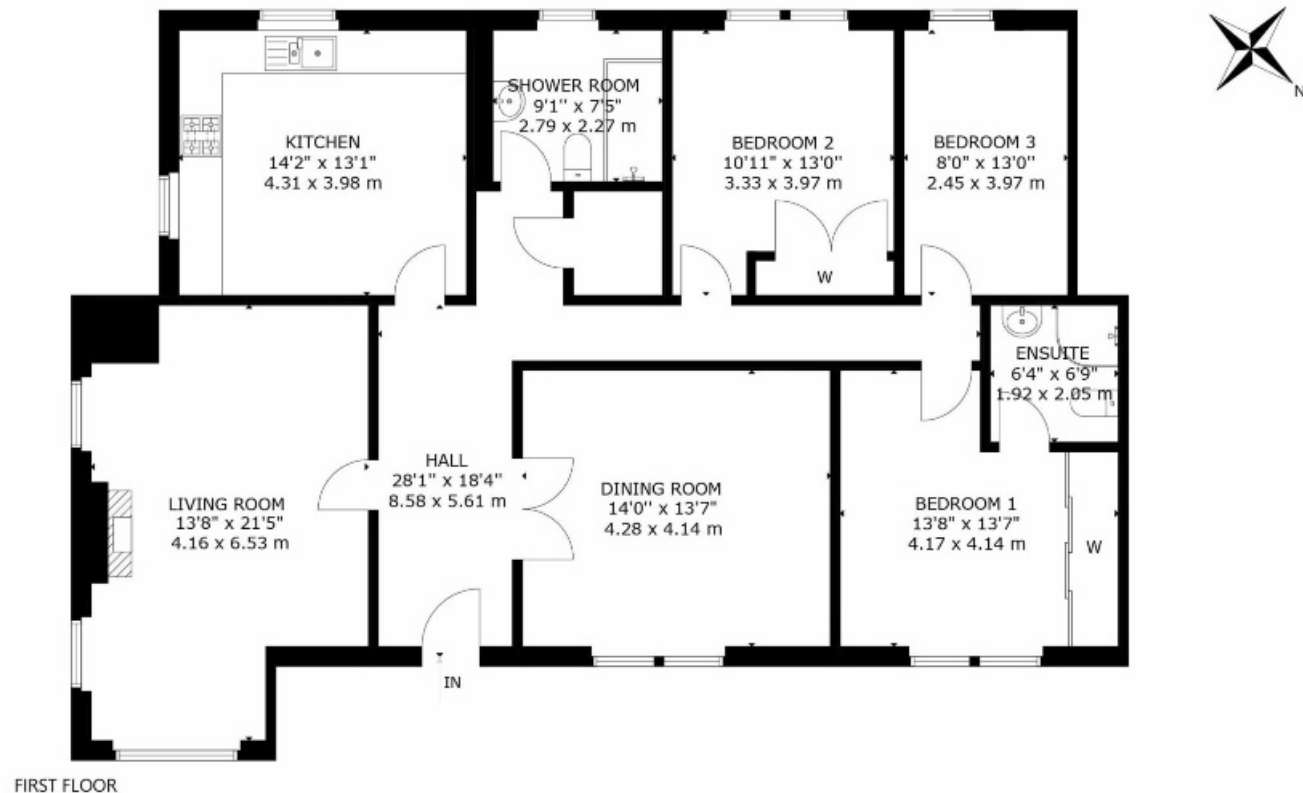
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





14 EAST SUFFOLK PARK, EDINBURGH, EH16 5PN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,482 SQ FT / 138 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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