



## 14 Egan Terrace, Edinburgh, EH16 4FR

Light & Beautifully Presented, Three Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Light and beautifully presented, three-bedroom, mid-terrace house with private gardens. Set in a modern residential development in the Craigmillar area, southeast of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom, and a ground floor WC with a separate utility store.

Highlights include a stylish integrated kitchen, modern bathroom suites, multiple TV points, and light, tasteful decor. In addition, there is a Juliet balcony for the primary bedroom, gas central heating, double glazing, and good storage provision.

Externally, the property benefits from shrubbery and a paved path to the front, whilst an enclosed rear garden includes a lawn, store shed and a paved patio with awning. The modern development offers extensive unrestricted residential parking, landscaped grounds and superb transport links.

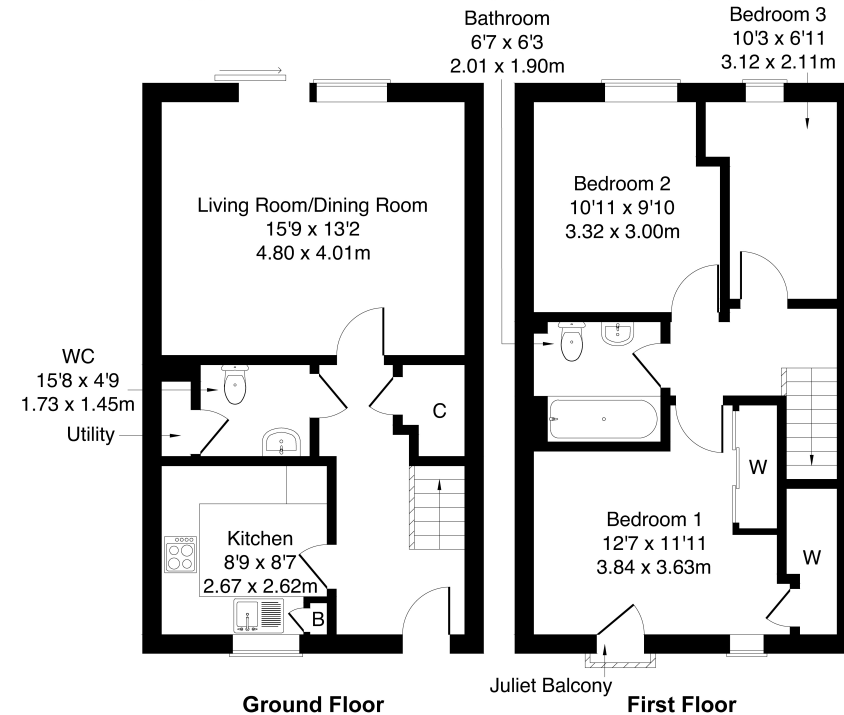
A welcoming entrance hall provides access to the entire ground floor, including a convenient WC and a useful storage cupboard. At the rear, the spacious living room offers a comfortable setting with carpeted flooring and plenty of space for dining, complemented by patio doors that open into the garden. The stylish kitchen, positioned at the front, boasts marble-effect tiled flooring, modern units, wood-effect worktops with matching upstands, a sink with drainer, and a full range of integrated appliances, including a hob, oven, dishwasher, and fridge/freezer.

Upstairs, the main bedroom offers a serene retreat, complete with carpeted flooring, a Juliet balcony, a built-in wardrobe with mirrored sliding doors, and an additional built-in wardrobe for ample storage. Two further versatile bedrooms, also with carpeted flooring, are situated at the rear of the home. The family bathroom is conveniently located off the hall and features a contemporary three-piece suite, including a shower over the bath, stylish tiling, and a ladder-style radiator.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Craigmillar is a well-established residential area situated south of Edinburgh's city centre, offering a diverse range of family-friendly housing options. The area is conveniently served by local shopping facilities, with several supermarkets nearby, including a Lidl on Niddrie Mains Road, Morrisons on Gilmerton Road, and ASDA at The Jewel. For a broader shopping experience, Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks provide a wide selection of high-street brands and additional supermarkets.

Craigmillar is also rich in green spaces, with public parks and recreational areas throughout the locality. Residents can enjoy the nearby Braid and Pentland Hills, Craigmillar Castle, and Duddingston Golf Course. The area is particularly well-suited for those working at the Royal Infirmary or studying at Edinburgh University. Local schooling is comprehensive, covering all levels from nursery through to senior school. Public transport links are frequent, with regular services available from Peffermill Road.









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