



7 St Aidens Road, Edinburgh, EH16 4YB

Light & Beautifully Presented, Two-Bedroom, Mid-Terrace House with Gardens & Residential Parking

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Property Description

Light and beautifully presented, two-bedroom, mid-terrace house with gardens and residential parking. Forming part of a modern, maintained residential development located in the popular Craigmillar area, south-east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a family bathroom, and a ground-floor WC.

Featuring light neutral decor, a fully integrated kitchen, modern bathrooms, and contemporary flooring. In addition, there is gas central heating, solar panels, double glazing, and good storage, including a loft

Externally, there is low-maintenance shrubbery to the front, whilst the rear garden features a lawn, paved patio and a store shed.

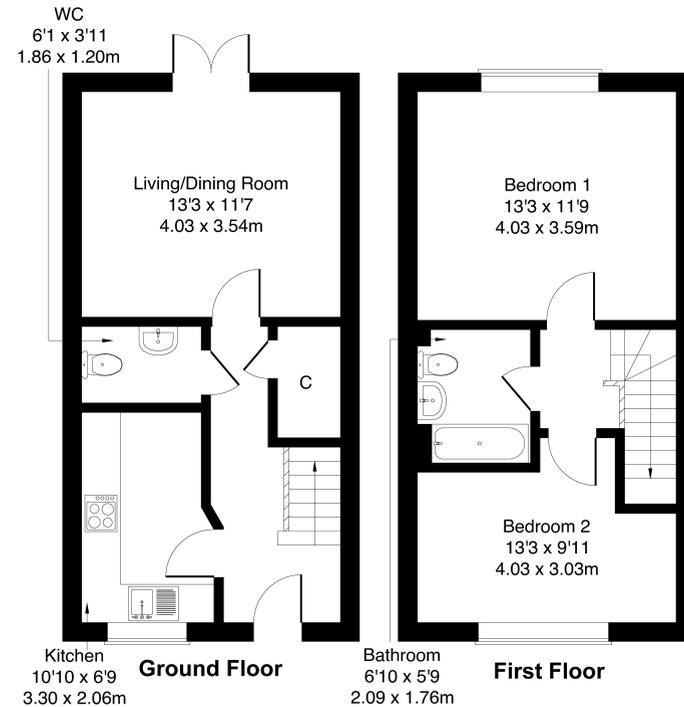
This newly established residential area provides landscaped grounds, ample residential park to the front and within the development, and superb transport links.

The welcoming entrance hall provides access to all ground-floor rooms, creating a practical and well-planned layout throughout the home. Positioned to the rear, the living room is a bright and comfortable space featuring wood-effect flooring and a central light fitting. French doors open directly onto the rear garden, allowing plenty of natural light to flow in while offering an ideal setting for both relaxing and entertaining. There is ample room for a range of lounge furnishings, making it a versatile space for everyday living as well as hosting guests. Set to the front of the property, the modern fitted kitchen is both stylish and functional. It offers wood-effect flooring, stone-effect worktops, a central light fitting and under-cabinet lighting, along with a sink and drainer. Integrated appliances include a fridge freezer, washing machine, dishwasher, oven and a gas hob with a canopy above. The layout provides a generous worktop and storage space, making it well-suited to modern family life. A convenient ground-floor WC completes the downstairs accommodation, with a useful built-in storage cupboard located opposite, ideal for coats and household items.

Upstairs, bedroom one is a spacious and well-proportioned double room featuring carpeted flooring and a central light fitting. The room offers plenty of space for wardrobes and additional bedroom furniture, creating a comfortable and relaxing retreat. The second bedroom is also carpeted and well-sized, making it ideal as a guest room, nursery or home office, depending on individual needs. Completing the property, the modern fitted three-piece bathroom features tiled effect flooring, a tiled effect splashback surround, a central light fitting and a shower over the bath, providing a clean and contemporary finish.

The living room and bedroom one have been virtually staged with our compliments.

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Callan Roberts and Co. Ltd.
7 St Aidens Road, Edinburgh, EH16 4YB
Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



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

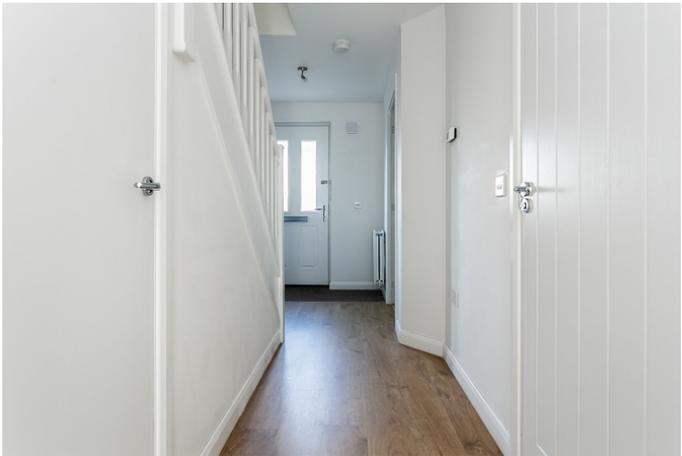
Area Description

Craigmillar is an established residential area south of Edinburgh city centre, offering a wide mix of family-focused housing. Local shopping is available throughout the area, with several supermarkets nearby, including Lidl on Niddrie Mains Road, Morrisons on Gilmerton Road, and ASDA at The Jewel. Larger retail options are found at Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks, which feature a broad selection of high-street stores and supermarkets. Public parks

and green spaces are plentiful, with the Braid Hills, Pentland Hills, Craigmillar Castle, and Duddingston golf course all within easy reach. The area is well situated for access to the Royal Infirmary and Edinburgh University. Schooling options are well represented from nursery through to senior levels. Regular public transport services operate from Peffermill Road, ensuring convenient travel connections.



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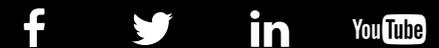
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