



Flat 2, 2 Dingwall Place, Craigmillar, Edinburgh, EH16 4FP

Beautifully Presented, Two Bedroom, Ground Floor Apartment

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Beautifully presented, two-bedroom, ground floor apartment, with a private garden patio terrace. Forming part of a modern factored development, located in the Craigmillar area, east of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, two double bedrooms, and a bathroom.

Ready-to-move-in, highlights include a stylish integrated kitchen, a fitted bathroom suite, continuous contemporary flooring and light neutral decor. In addition, there are multiple TV points, good storage, double glazing, gas central heating, and a secured entry system.

This development also includes a shared bike store, ample residential parking and well-kept grounds including shared gardens.

The entrance hall has space for freestanding furniture and features two built-in store cupboards, the secured entry handset and modern wood-effect flooring which continues into both bedrooms and the public room.

An open plan living space is set to the rear looking out to the gardens beyond, and has ample space for lounge and dining furniture and a patio door to the private terrace. The kitchen includes stone-effect worktops with matching upstand, sink with drainer, a tiled surround, unit downlighting, and an integrated fridge/freezer, washer/dryer, electric oven and gas hob with a canopy above.

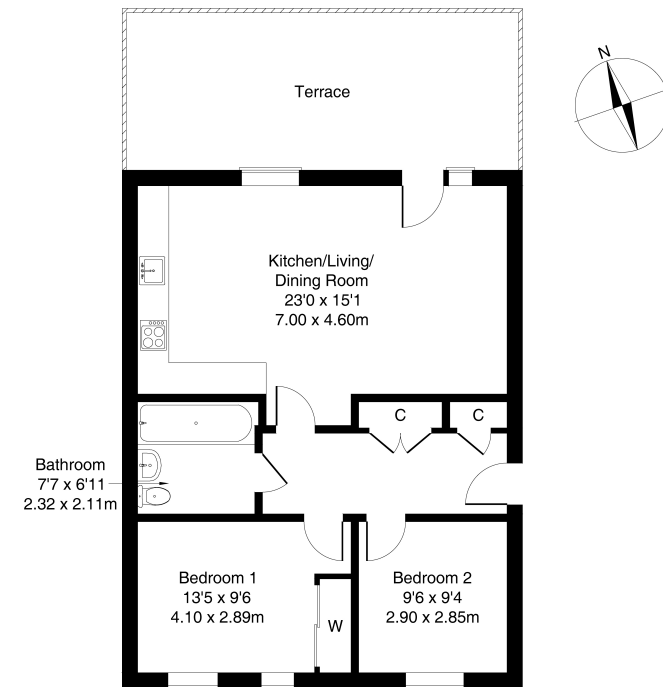
To the front are two well-proportioned double bedrooms, with TV points, and a built-in mirrored wardrobe for bedroom one. Completing the accommodation, set internally off the hall, a spacious bathroom has a three-piece suite, including a shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

Flat 2, 2 Dingwall Place, Edinburgh, EH16 4FP

Approximate Gross Internal Area: (710 sq ft - 66 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 an extensive mix of family-orientated housing, with local shopping located throughout. A choice of supermarkets are within close reach including a Lidl superstore located on Niddrie Mains Road, a Morrisons supermarket on Gilmerton Road, and ASDA at The Jewel; whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and

supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, Craigmillar Castle and Duddingston golf course offer open spaces. Craigmillar is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport services are available from Peffermill Road.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.