



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.

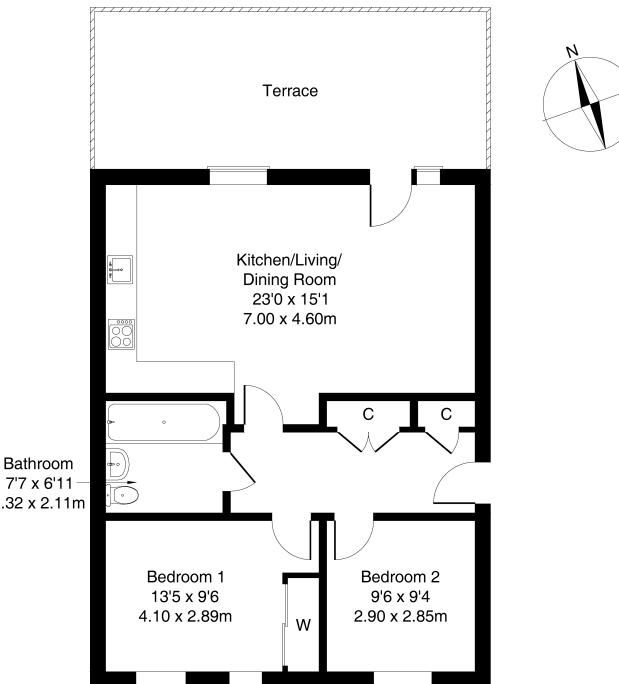
The entrance hall has space for freestanding furniture and features two built-in store cupboards, the secured entry handset and modern wood-effect flooring which continues into both bedrooms and the public room.

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 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.





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