



Flat 2, 3 Matthew Street, Edinburgh, EH16 4GZ

Spacious & Well-Presented, One-Bedroom, Dual Aspect, Ground-Floor Flat with Private Garden

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Property Description

Spacious and well-presented, one-bedroom, dual aspect, ground-floor flat with private garden. Set within a modern, factored, residential development, in the popular Craigmillar area, lying to the southeast of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, one double bedroom, and a bathroom.

Tastefully finished throughout, highlights include a contemporary fitted kitchen, modern lighting, and good built-in storage provision. In addition, there is double-glazing, gas central heating and a patio door leading to a private garden with a lawn and patio.

The development benefits from a private residential car park and well-kept communal grounds.

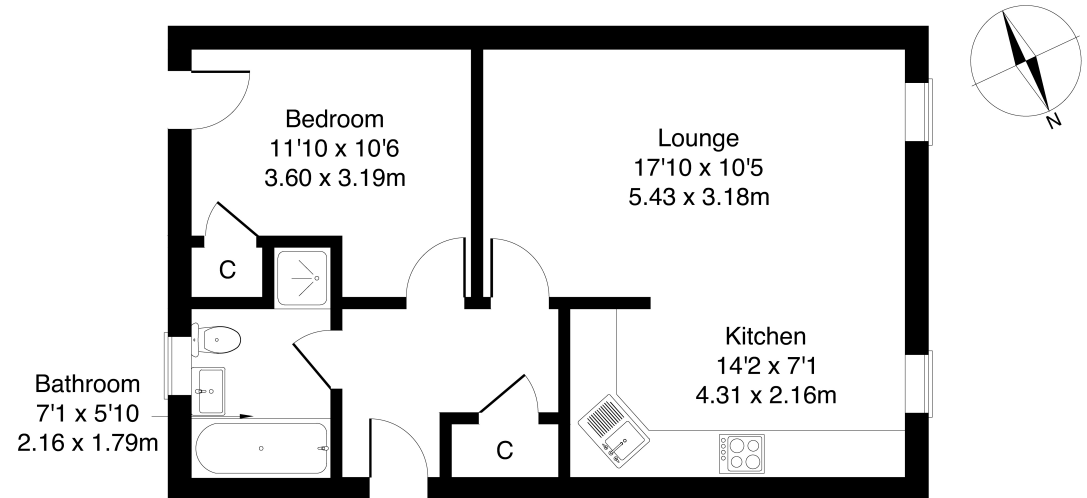
A welcoming entrance hall affords access throughout the property and features a convenient built-in storage cupboard. Set to the front, a spacious, open-plan living room offers plenty of space for both lounge and dining furniture, and features carpeted flooring for the living area, easy maintenance flooring for the dining/kitchen area, and modern light fittings. Set to one side, the kitchen is fitted with modern units, stone effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob.

A tastefully finished bedroom is set to the rear, with a patio door leading to a private garden, carpeted flooring and a built-in storage cupboard. Completing the accommodation, the bathroom is fitted with a modern suite including a separate shower cubicle and bathtub.



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Approximate Gross Internal Area: (538 sq ft - 50 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 proximity, including a Lidl supermarket 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 and

supermarkets. Public parks and green spaces are also located throughout, with the Braid and Pentland Hills, Craigmillar Castle and Duddingston golf course within easy reach. 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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