



# Property Description



**Flat 2, 2 St. Aidens Road, Edinburgh, EH16 4XF**  
Approximate Gross Internal Area: (657 sq ft - 66 sq m.)

Immaculately presented, two-bedroom, ground-floor apartment with a private patio, forming part of a modern residential development. Located in the popular Craigmillar area, south-east of Edinburgh city centre.

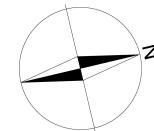
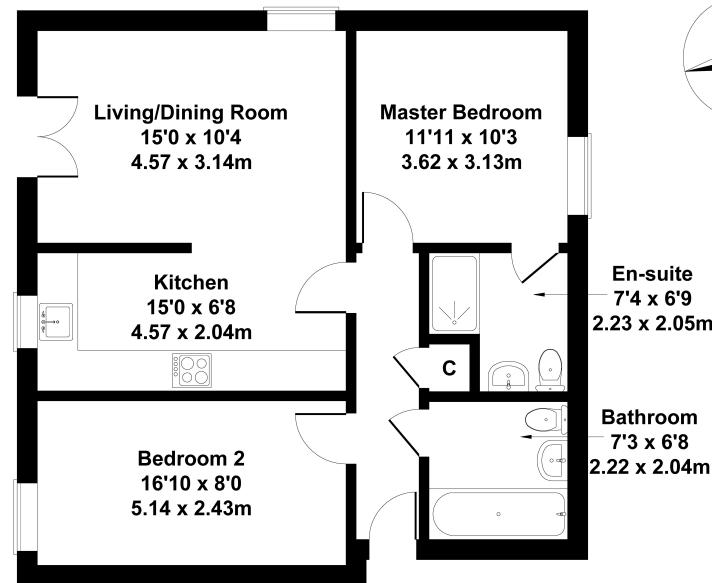
Comprises an entrance hallway, a semi-open-plan living/dining and kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include continuous quality LVT flooring, a stylish, fully integrated kitchen and modern bathroom suites. Finished in light neutral decor throughout, there is also double glazing, gas central heating, and good integrated storage.

This development also includes a secured entry system, a shared bike store, ample residential parking and well-kept grounds.

The welcoming entrance hall provides access to every room in the home and is finished with high-quality flooring that sets a stylish first impression. The living area is a bright and inviting space featuring LVT wood effect flooring and a contemporary central light fitting. Generous French doors open directly onto the private patio, allowing natural light to flood the room and creating an easy flow between indoor and outdoor living. The room offers ample space for both relaxing and dining, making it a versatile and comfortable hub of the home. Positioned within the same open plan area, the modern fitted kitchen includes attractive wood effect worktops, coordinating wood effect flooring and a matching central light fitting. It is fully equipped with integrated appliances including a washing machine, dishwasher, oven and electric hob, providing both style and practicality.

At the rear of the property, the master bedroom offers a peaceful retreat with warm wood-effect flooring and access to a sleek modern en suite. The room is well proportioned with plenty of space for additional furniture, making it ideal for restful evenings. A second spacious bedroom is also included, offering excellent flexibility as a guest room, home office or nursery. This room benefits from the same high-quality finish and generous dimensions. Completing the property is a stylish three-piece bathroom featuring a marble-effect tiled splashback, a central light fitting and a shower over the bath.



**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.





## 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](mailto:sales@mov8realestate.com)  
[www.mov8.com](http://www.mov8.com)  
**Head Office**  
6 Redheughs Rigg, Edinburgh, EH12 9DQ  
**Glasgow Office**  
77 Renfrew Street, Glasgow, G2 3BZ



REAL ESTATE

Estate Agents and Solicitors

