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Flat 7, 1 Tudsbery Avenue, Edinburgh, EH16 4GX

Spacious, Two-Bedroom, Third-Floor, Corner-Aspect Apartment

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Property Description

Tastefully presented and spacious, two-bedroom, third-floor corner-aspect apartment. Located in a modern, factored, residential development in the Craigmillar area, east of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, master bedroom with en-suite shower room, a second double bedroom, and a family bathroom.

Highlights include an integrated kitchen and modern bathroom suites, contemporary flooring and lighting, a balcony for the master bedroom and a view to Arthurs' Seat. In addition, there are multiple TV points, double glazing, gas central heating, and superb integrated storage including an external store in the communal hall.

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

The entrance hall affords access throughout the majority of the property, and features two storage cupboards and wood effect flooring continuing into the corner aspect living room, set to the front. Set off the living room, the stylish kitchen offers ample space for dining; whilst modern fitted units include wood effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven, gas hob, washing machine and fridge/freezer.

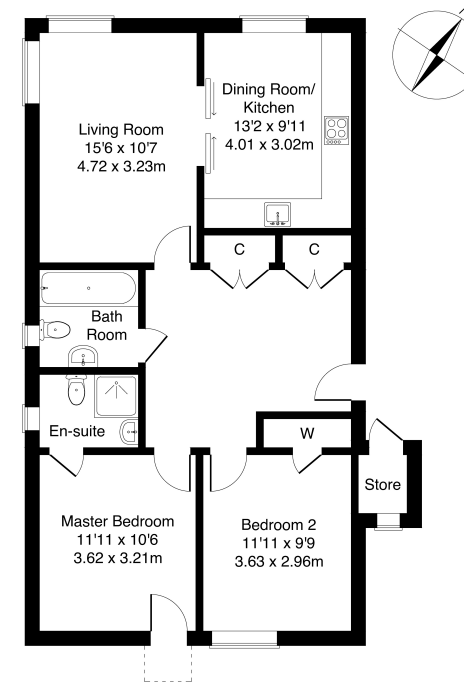
Set to the rear, the master bedroom features wood effect flooring, a central light fitting, a Juliet balcony and an en-suite shower room; whilst a second double bedroom is similarly well-sized, featuring a built-in wardrobe and wood effect flooring. Completing the accommodation, the bathroom is set to the side, fitted with a three-piece suite.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Approximate Gross Internal Area: (861 sq ft - 80 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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