



58 Craigmillar Castle Road, Craigmillar, Edinburgh, EH16 4AR

Immaculately-Presented, Three Bedroom, Mid-Terrace Family Home

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Property Description

Immaculately presented, three-bedroom, mid-terrace family home with a private garden. Set on a residential street, the property is located in popular Craigmillar, to the southeast of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, three bedrooms, a bathroom, ground floor WC, and a utility room.

Features include gas central heating, uPVC triple glazing including noise reducing glazing on the first floor, fitted blackout roller blinds, and good integrated storage, including an attic. The property has been refurbished and redecorated throughout to an exacting standard.

Externally, the property benefits from a private southwesterly-facing rear garden, laid to lawn with a patio and timber shed, with a patio and allocated parking space to the front. Just adjacent to the property, the popular Craigmillar Castle Park offers extensive open green spaces, walking paths, and a children's play park.

The entrance hall, with a built-in cupboard, gives access to the carpeted stairs and opens into the bright and spacious public room where there is wood-effect flooring, pendant and wall mounted light fittings, and ample room for both lounge and dining furniture. With dual aspect light, the dining area to the rear also includes French patio doors leading out to the garden, and is open plan to the kitchen.

Fitted with underfloor heating, the kitchen offers modern units, granite worktops with a matching upstand, an inset sink, and Bosch appliances including an integrated oven, gas hob with a canopy above, and a dishwasher. A good-sized utility room is set off the kitchen, and provides access to the garden and to a ground floor WC with a two-piece suite.

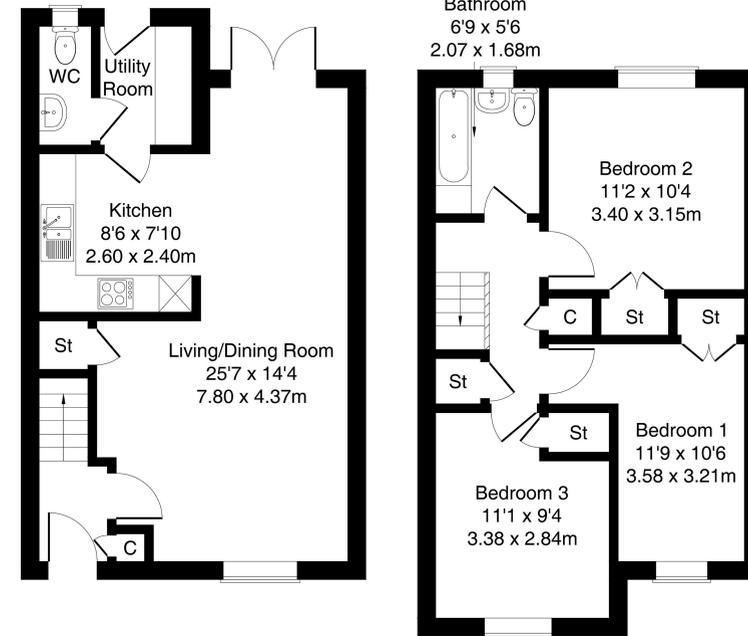
On the first floor, the upper hall gives access to two store cupboards and to the hatch for the attic. There are three well-proportioned double bedrooms, all with contemporary wood-effect flooring and built-in cupboards, with two front-facing and one set overlooking the garden. Completing the accommodation, the family bathroom consists of a white three-piece suite, including a mains shower over the bath, with tiled flooring and splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Ground Floor

First Floor

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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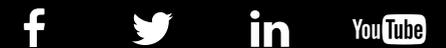
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