



3 Castle Park Green, Edinburgh, EH16 4GB

Tastefully Presented, Three-Bedroom, South-Facing Mid-Terrace Home with Garden & Driveway

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Property Description

Tastefully presented, three-bedroom, south-facing mid-terrace home, with a garden and driveway. Located in an established residential development in the Craigmillar area, southeast of Edinburgh city centre.

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

Highlights include a semi-open plan ground-floor living space, a fitted kitchen with appliances, contemporary flooring, and multiple TV points. In addition, there is gas central heating, double glazing and excellent integrated storage including a floored loft and bedroom stores.

To the front, there is a gated driveway, whilst an enclosed rear garden includes a paved patio, lawn, and a store shed.

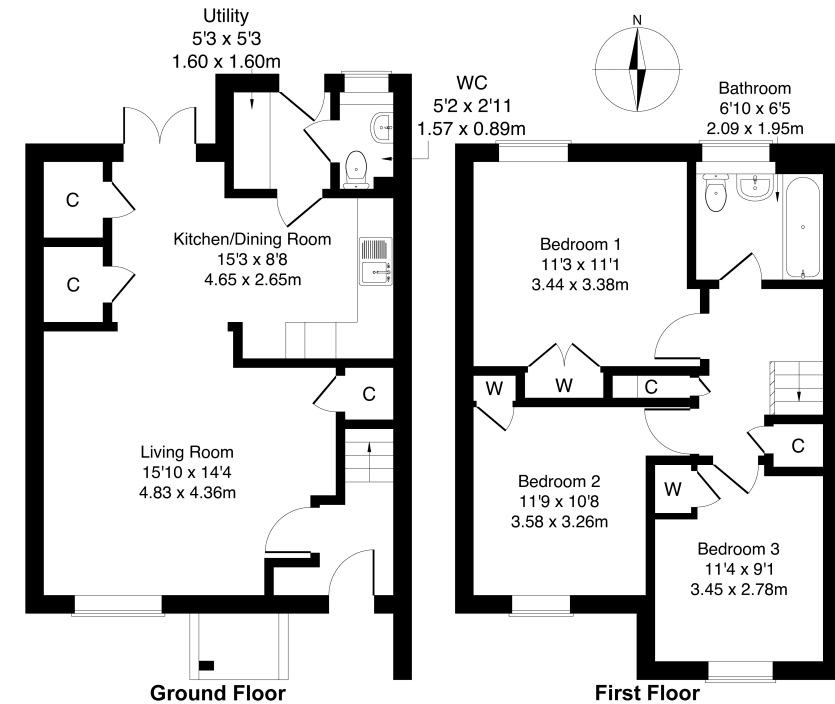
The carpeted entrance hall provides direct access to the staircase rising to the first floor as well as the spacious living room. The living room is a bright and comfortable space with soft carpet underfoot, a central light fitting and a useful built-in storage cupboard. There is ample room for a variety of seating arrangements, making it an inviting area for both everyday relaxation and entertaining. From the living room, a doorway leads into the kitchen and dining room. This well-appointed space features wood-effect flooring, stone-effect worktops, a tiled splashback surround and a sink with drainer. Two built-in storage cupboards offer practical organisation, and patio doors open directly onto the rear garden, filling the room with natural light. The kitchen comes equipped with a fridge freezer and an electric cooker with canopy extractor. A convenient utility room and WC can also be accessed through the kitchen, providing additional functionality on the ground floor.

Upstairs, the property offers three comfortable bedrooms. Bedroom one is a generous double room with a built-in wardrobe, soft carpeted flooring and a central light fitting. Bedroom two is also well proportioned and includes its own built-in storage cupboard, making it ideal as a double room, guest room or home office. Bedroom three features a built-in wardrobe and is well suited as a single bedroom, nursery or study, with carpeted flooring continuing throughout. The three-piece family bathroom completes the accommodation and includes wood-effect flooring, a tiled splashback surround and a shower positioned over the bath.



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Approximate Gross Internal Area: (958 sq ft - 89 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 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.





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