



## 13 Tudsbery Avenue, Craigmillar, Edinburgh, EH16 4GX

Bright, Well-Presented and Spacious, Three Bedroom, Mid-Terrace Modern Townhouse with Gardens

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# Property Description

A bright, well-presented, clean and spacious three-bedroom, mid-terrace townhouse, with gardens to the front and rear offering around 1216 square feet of flexible family living space. Located in an exclusive modern factored residential development south of Edinburgh city centre, a five-minute drive from Fort Kinnaird Retail Park and ten minutes from Holyrood Park.

This fabulous superb value family home is presented to the market in very good order and in move-in condition throughout with private gardens and ample on-street residential parking. Early viewing is recommended.

This superb home comprises halls for each level, living/dining room, kitchen, master bedroom with an en-suite shower room, two further double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen with dishwasher, upgraded family bathroom, and superb storage provisions including built-in wardrobes, walk-in eaves space, and top floor dressing room. In addition, there is gas central heating, wood-framed double glazing, TV and telephone points, intruder and fire alarm, extensive contemporary flooring and modern lighting.

There are low maintenance professionally landscaped private gardens, including a composite patio deck of 10 metres squared with an awning to the rear. The development provides unrestricted residential parking and communal greens.

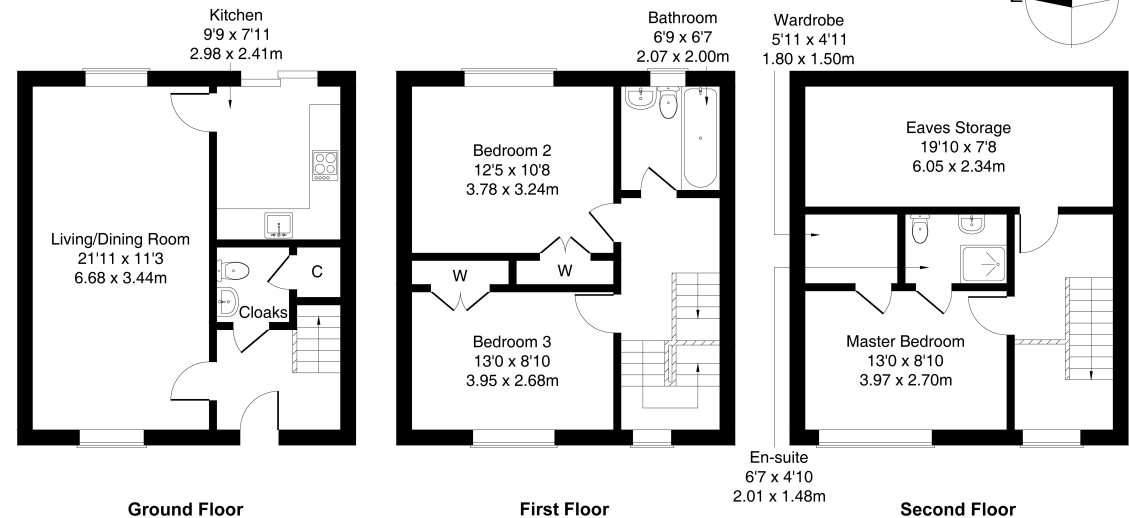
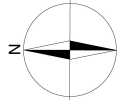
The bright and welcoming reception hall gives access to the living room, carpeted stairway, and to the WC with a two-piece suite and a built-in under-stair store. A generously proportioned, dual-aspect living and dining room features modern wood-effect laminated flooring and two pendant light fittings. Set off the dining area and with a patio door to the garden deck, the kitchen includes wood-effect worktops, a sink with drainer, a mosaic tiled surround, and an integrated oven, gas hob and canopy. Both the front and rear private gardens have been professionally landscaped to a high standard.

On the first floor, two well-proportioned double bedrooms include built-in wardrobes and wood-effect laminated flooring. The recently upgraded bathroom is rear facing and is fitted with a stylish piece suite with a mains shower head fitting for the bath and contemporary splash panelling and flooring. The second floor features an open landing, with access to a walk-in eave space and to a master bedroom. A good-sized master double bedroom is front facing and features a generous en-suite shower room and a walk-in wardrobe. The property also benefits from unrestricted residential parking and communal greens.



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**Approximate Gross Internal Area: (1180 sq ft - 110 sq m.) (Excluding Eaves Storage)**



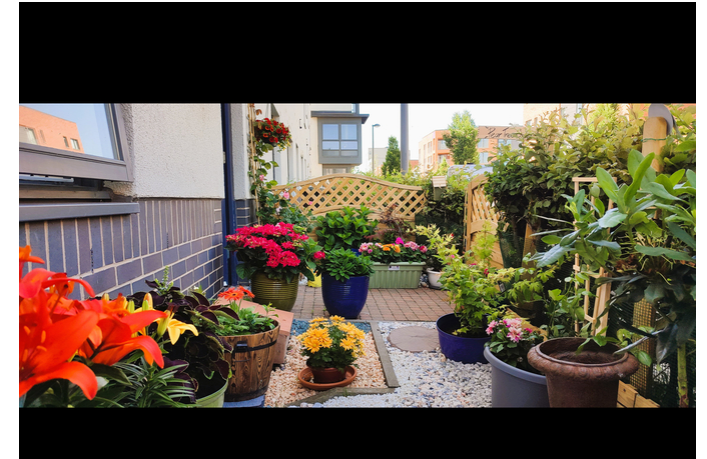
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## 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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## Head Office

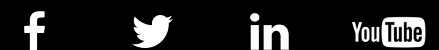
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Estate Agents and Solicitors



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