



## Flat 1, 23 Tudsbery Avenue, Craigmillar, Edinburgh, EH16 4GX

Tastefully Presented & Spacious, Two Bedroom, Ground Floor Apartment with Private Patio Garden

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# Property Description

Tastefully presented and spacious, two-bedroom, ground-floor apartment with a private patio garden. Located in a modern, factored, residential development in the Craigmillar area, east of Edinburgh city centre.

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

Highlights include a stylish kitchen and modern bathroom suites, contemporary decor and lighting, plus an allocated external store in the communal hall. In addition, there are multiple TV points, double glazing, gas central heating, and a secured entry system.

This development also includes ample residential parking and well-kept grounds including exceptionally large shared gardens.

A welcoming and spacious entrance hall affords access to the majority of the property, and features a large storage cupboard and ample space for freestanding furniture and outerwear. Set to the front, a bright living/dining room offers generous space for a dining and lounge area and features carpeted flooring, two light fittings and two windows allowing plentiful natural light. Whilst set off the living room, with sliding doors providing versatility for an open plan space, the stylish kitchen is fitted with wall and base units, a tiled surround, a corner sink with drainer, with integrated appliances including an oven, a gas hob with an extractor hood, a washing machine and a fridge/freezer.

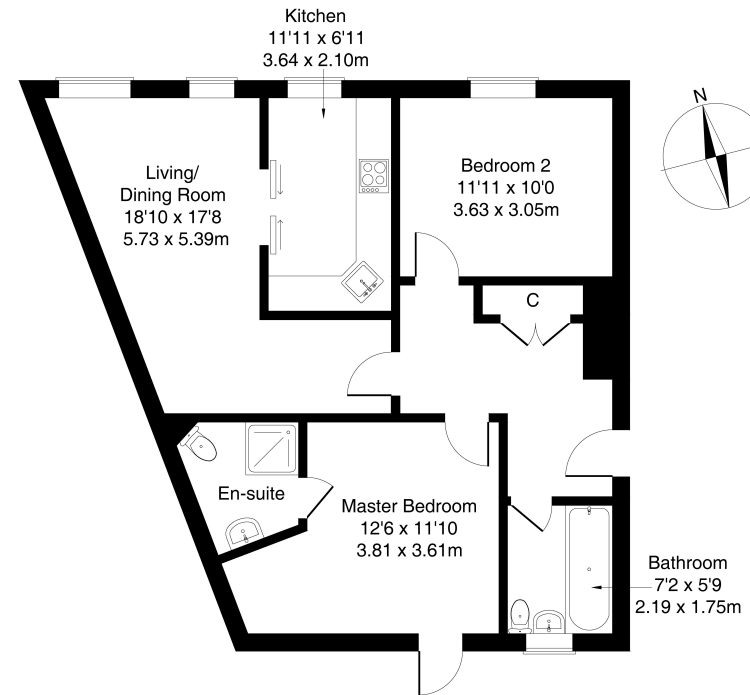
Set to the rear, with a large modern en-suite shower room, the master bedroom has lots of natural light from a delightful south-facing private patio garden; whilst a further well-proportioned second bedroom is set to the opposite aspects, similarly well finished with carpeted flooring and a central light fitting. Completing the accommodation, the family-size bathroom is set to the rear with a three-piece suite.

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

A 360 Virtual Tour is available online.

**mov<sup>8</sup> REAL ESTATE** Flat 1, 23 Tudsbery Avenue, Edinburgh, EH16 4GX  
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Approximate Gross Internal Area: (786 sq ft - 73 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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