

16 Princess Mary Road

EDINBURGH, EH16 4FU



*SPACIOUS THREE-BEDROOM
SEMI-DETACHED PROPERTY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom Semi detached family home in Edinburgh's popular Craigmillar area.

Inside, the property comprises of a spacious living area that is front-facing and benefits from various options for furniture arrangements due to being generously proportioned. The fully equipped kitchen benefits from a spacious dining area and direct access to the private rear garden. The kitchen comes with gas hob, fan oven and fully integrated appliances keeping the kitchen looking slick and modern. The property has three bedrooms of which two are double in size and the third is a single bedroom which is a great kids bedroom, home office or dressing room. There is one main family bathroom in the property along with a WC on the ground level. The family bathroom is a modern three-piece white suite and is in excellent condition.

In addition to this, the property includes gas central heating, full double glazing making a warm and cost-effective home year-round. Parking for the house is either on the private driveway or free on-street.



The Lounge







Kitchen/Diner



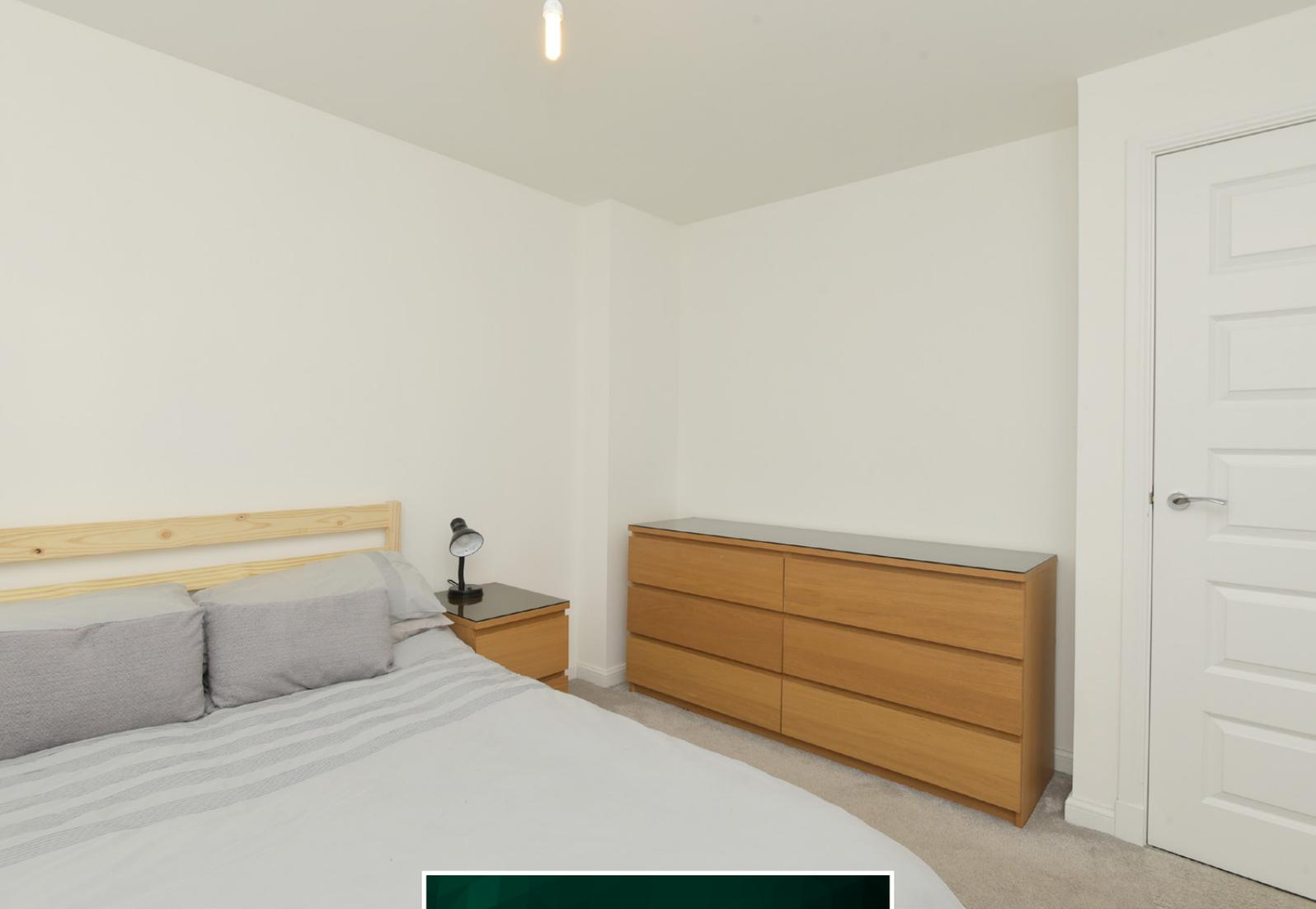






Bedroom 1





Bedroom 2

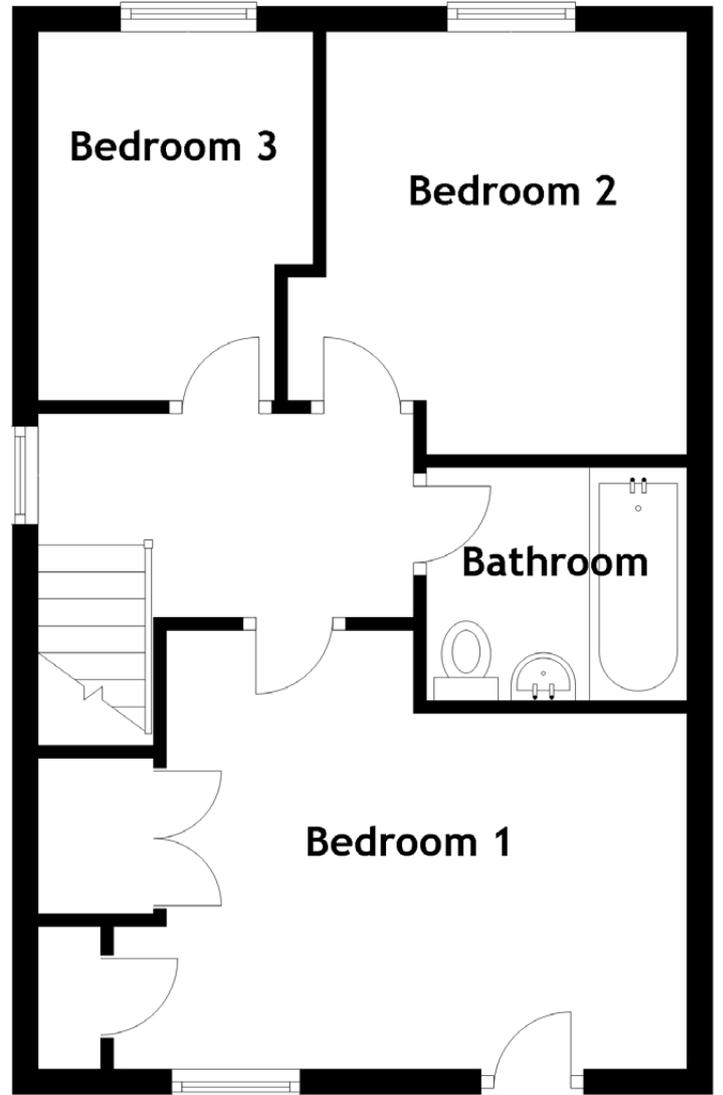
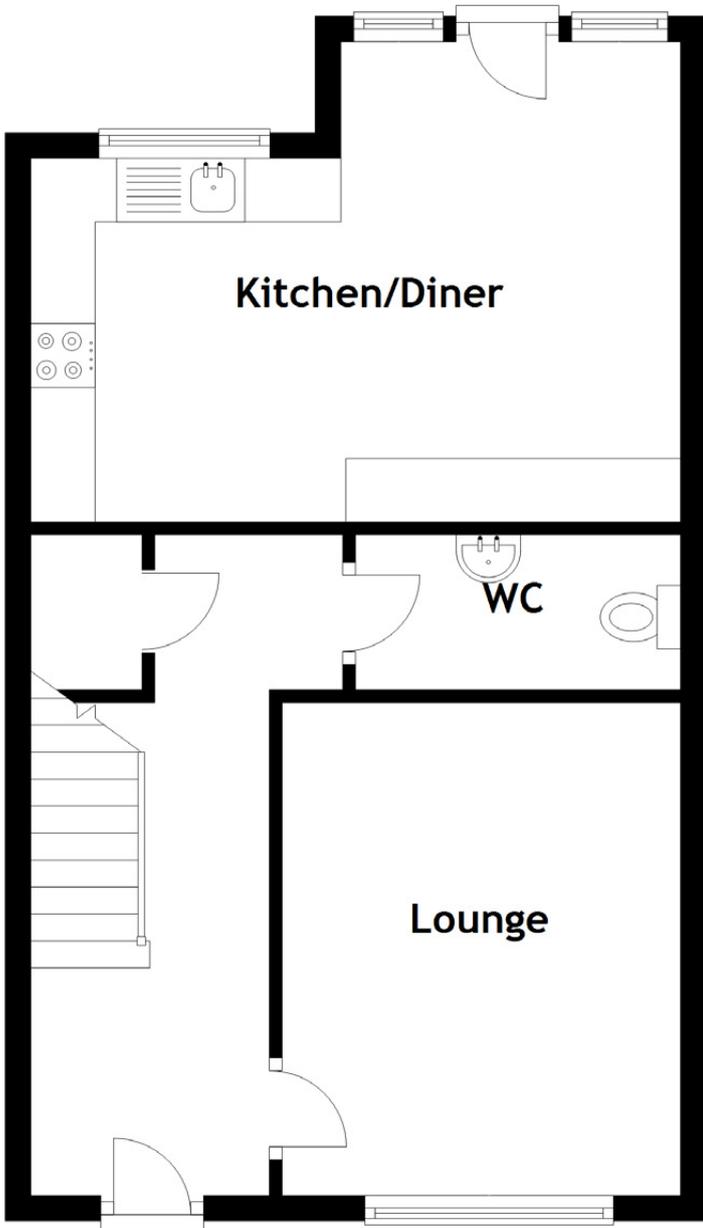




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	3.87m (12'9") x 3.10m (10'2")
Kitchen/Diner	5.06m (16'7") x 3.78m (12'5")
WC	2.53m (8'4") x 1.22m (4')
Bedroom 1	4.21m (13'10") x 3.45m (11'4")
Bedroom 2	3.32m (10'11") x 3.11m (10'3")

Bedroom 3	2.90m (9'6") x 2.08m (6'10")
Bathroom	2.03m (6'8") x 1.83m (6')
Gross internal floor area (m ²): 84m ²	
EPC Rating: B	

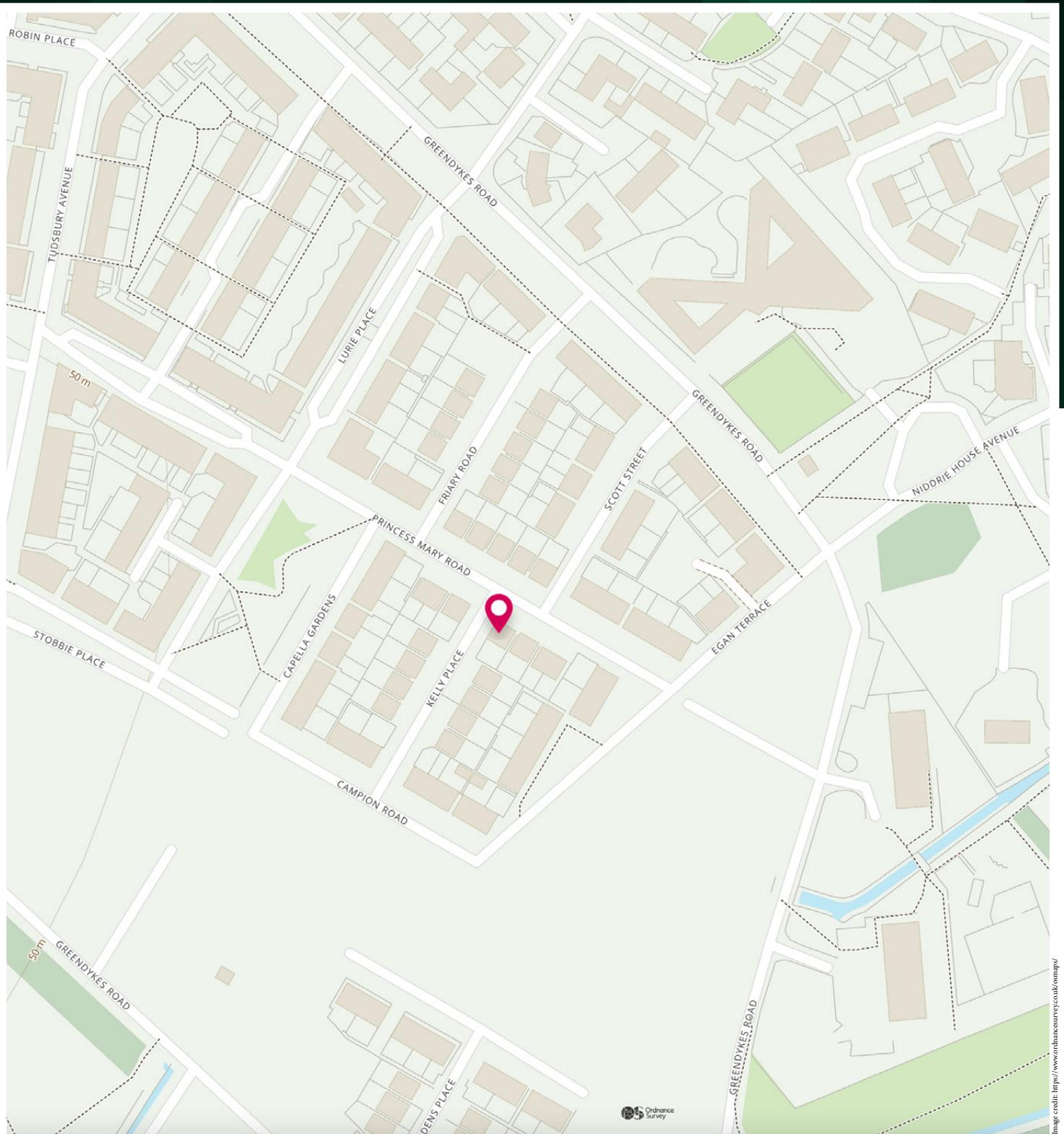




The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent choice of High Street names at nearby Fort Kinnaird and the Cameron Toll Centre.

Schooling is well represented from nursery to senior level and the property is also conveniently placed for those connected to the Royal Infirmary. An efficient public transport network is on hand, which operates to other parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.