

# 7 Wighton Road

CRAIGMILLAR, EDINBURGH, EH16 4GQ



*SPACIOUS TWO BEDROOM MID  
TERRACED HOUSE IN CRAIGMILLAR*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom mid-terraced home in Edinburgh's popular Craigmillar area. The property benefits from a district heating system, double glazing, residents' parking, and a lovely private garden.

Inside, the property comprises of a fully equipped modern kitchen situated in the open-plan kitchen/living room with ample space for dining and living furniture. The space is flooded with natural light from the large French doors leading to the garden. The house has two generous double bedrooms with both bedrooms boasting Juliet balconies and integrated wardrobes. There is one main family bathroom with a fitted shower over the bath on the first floor and a WC/Utility room on the ground floor.

Externally the property has a generous southwest-facing rear garden with a patio, lawn, and mature flower beds. There is ample unallocated parking for residents and a secure communal garden behind the house which is shared with a limited number of nearby residents.

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## The Property















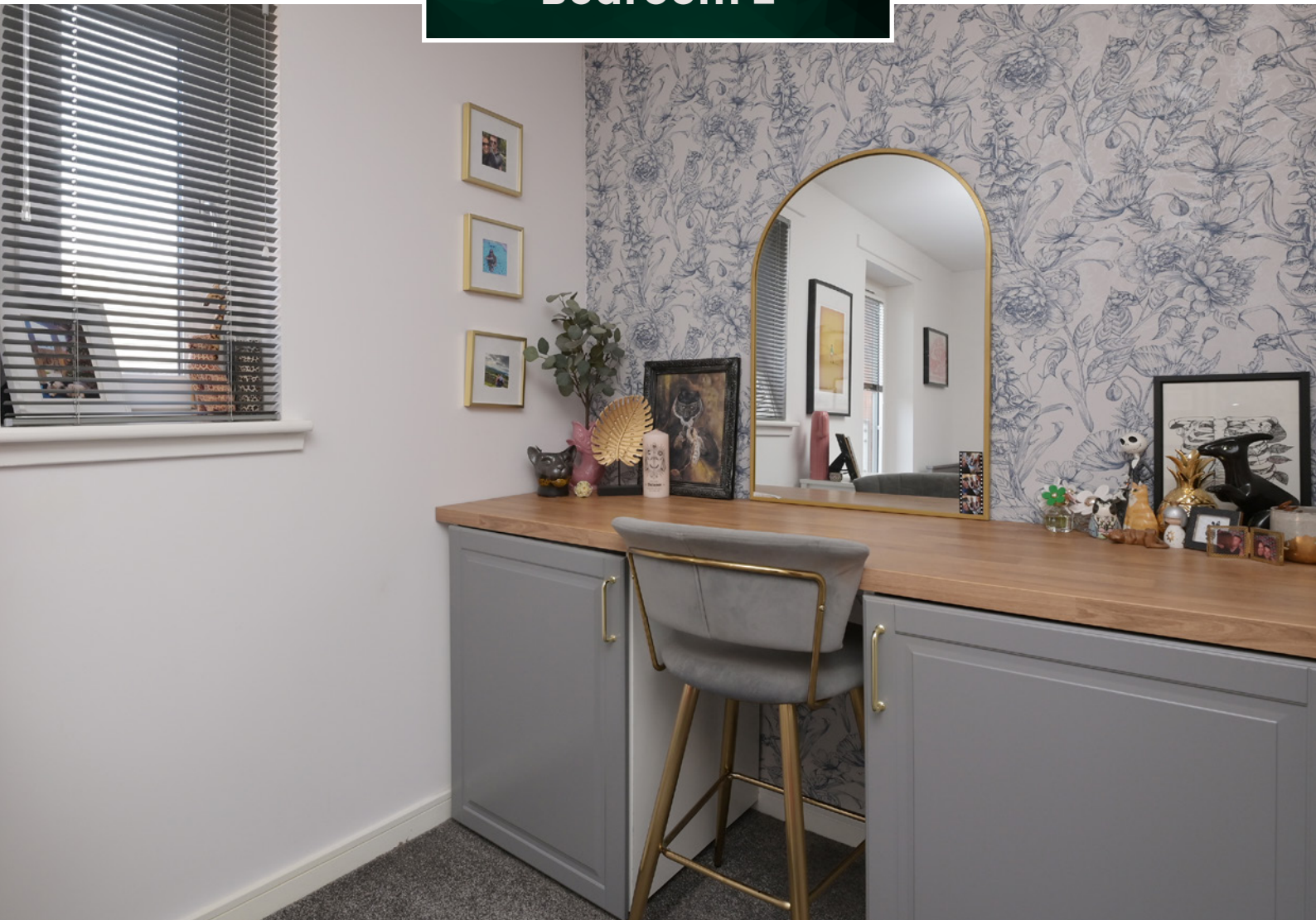
**Bedroom 1**







**Bedroom 2**







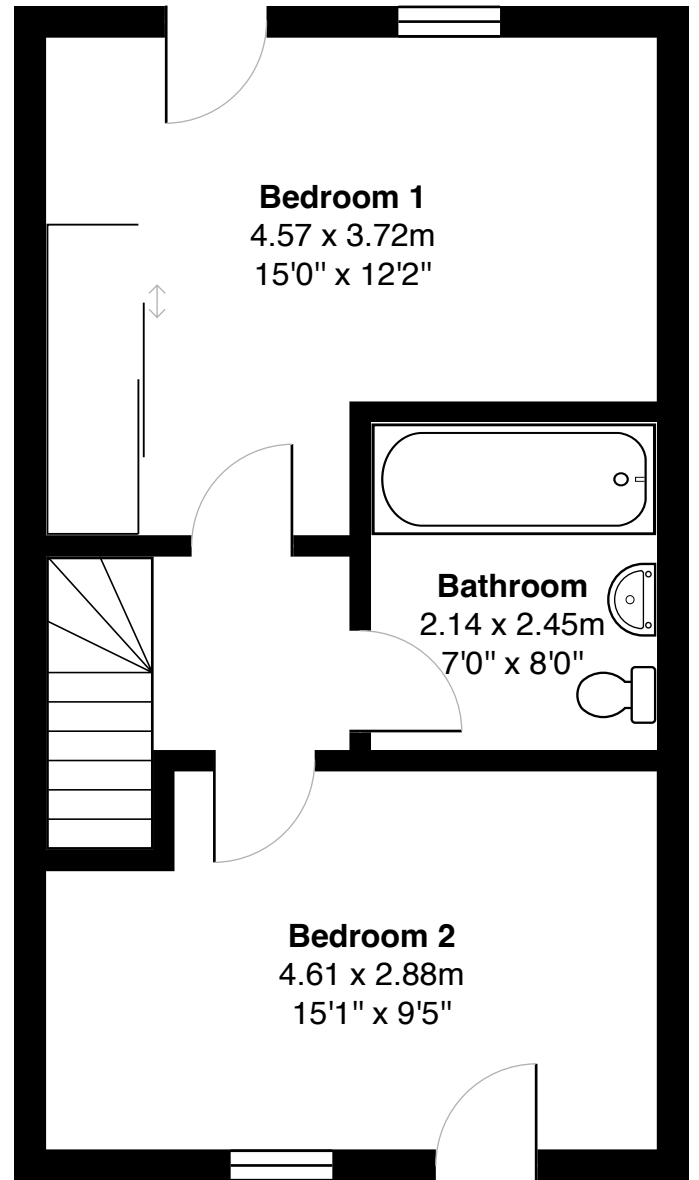
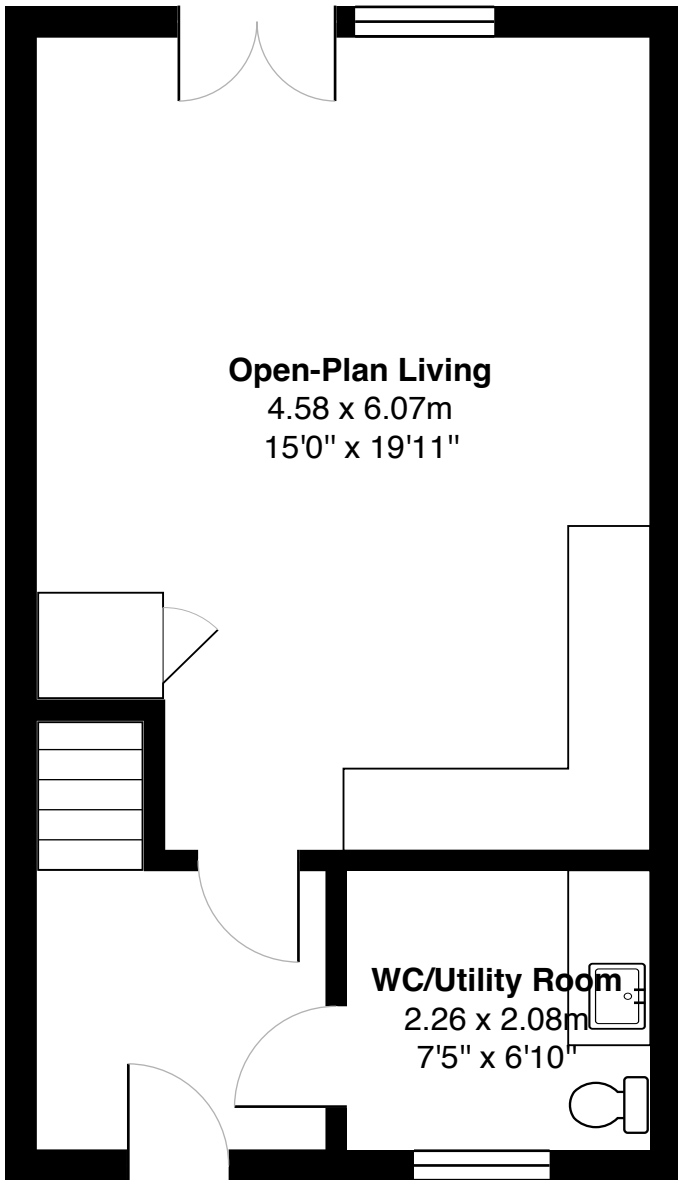












Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: C









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Craigmillar was originally part of the Craigmillar Estate which dates back to the 14th and 15th centuries. The historic Craigmillar Castle still presides in a prominent position and is one of the best-preserved castles in Scotland with links to Mary Queen of Scots.

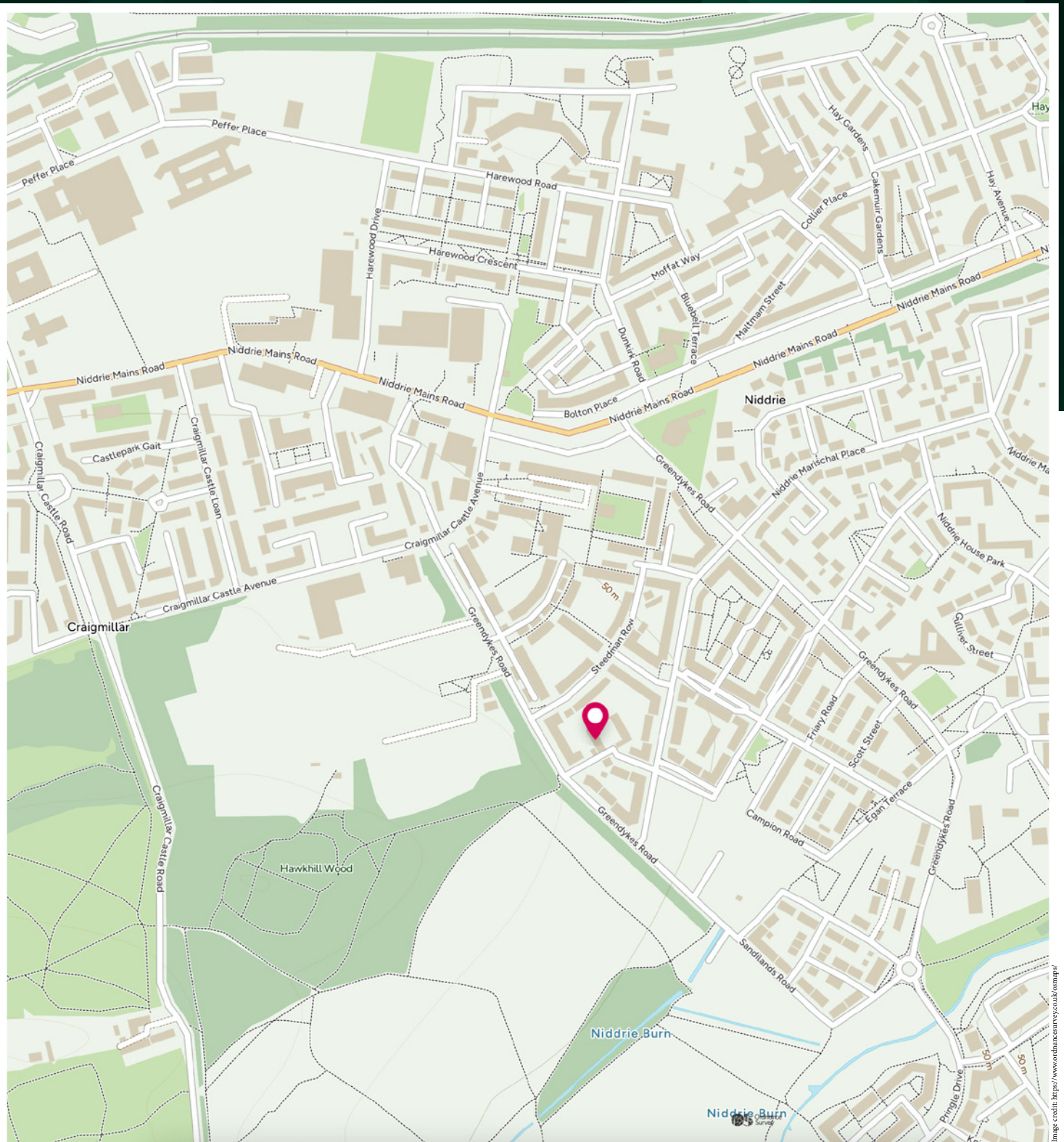
Lying 3 miles south-east of the city centre, Craigmillar has benefitted from ongoing regeneration and offers excellent local amenities including, local shops, a library and an Arts centre. This is an ideal location for leisure activities, including the Jack Kane community and sports centre. Prestonfield and Duddingston golf courses are close by along with fabulous walks in Holyrood Park and Arthurs Seat.

More extensive shopping can be found at Cameron Toll shopping centre or Fort Kinnaird retail park and there is an Asda store close by. The Edinburgh Royal Infirmary is within walking distance, for an easy commute. The area has regular bus services and there is easy access to the city bypass which links you to all the major road networks.

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## The Location





# McEwan Fraser Legal

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