

14/3 Craigmillar Park

NEWINGTON, EDINBURGH, EH16 5PS



Two bedroom top floor flat with private garage in a sought after residential area



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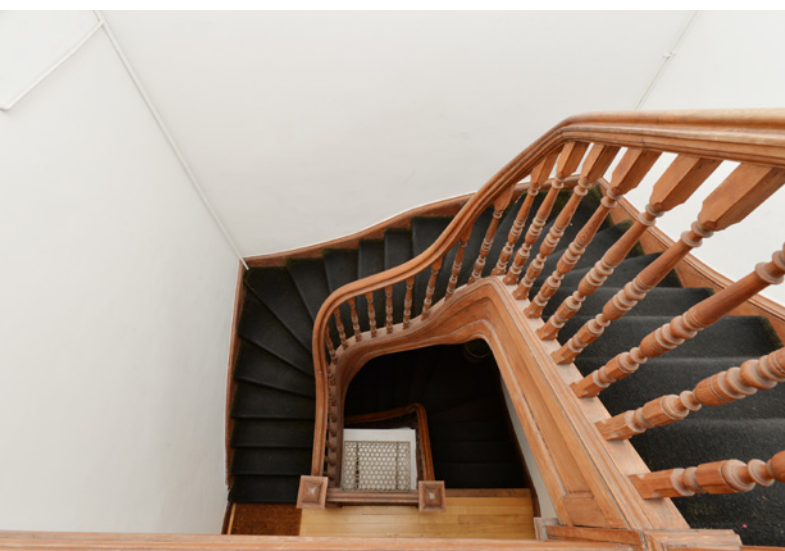


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An excellent opportunity has arisen to acquire this highly desirable two-bedroom flat in sought after Newington. The property comprises the whole top floor of a substantial victoria terraced house which has been converted into three spacious flats. The property is presented to the market chain free and in good decorative order. It is sure to appeal to both owner-occupiers and savvy buy to let investors alike.

THE ENTRANCE



THE LOUNGE



Internally, the property enjoys excellent proportions and briefly comprising of an entrance hallway with a large storage cupboard; a bright and spacious lounge with excellent natural light and elevated views toward Arthur's Seat; fully fitted kitchen with ample prep and storage space, integrated gas hob and electric oven, further free standing appliances and space for a breakfast table.



THE KITCHEN





There are two well proportioned double bedrooms which overlook the rear garden; and a partially tiled bathroom with three piece suite and shower over bath.

BEDROOM 1



BEDROOM 2 & THE BATHROOM

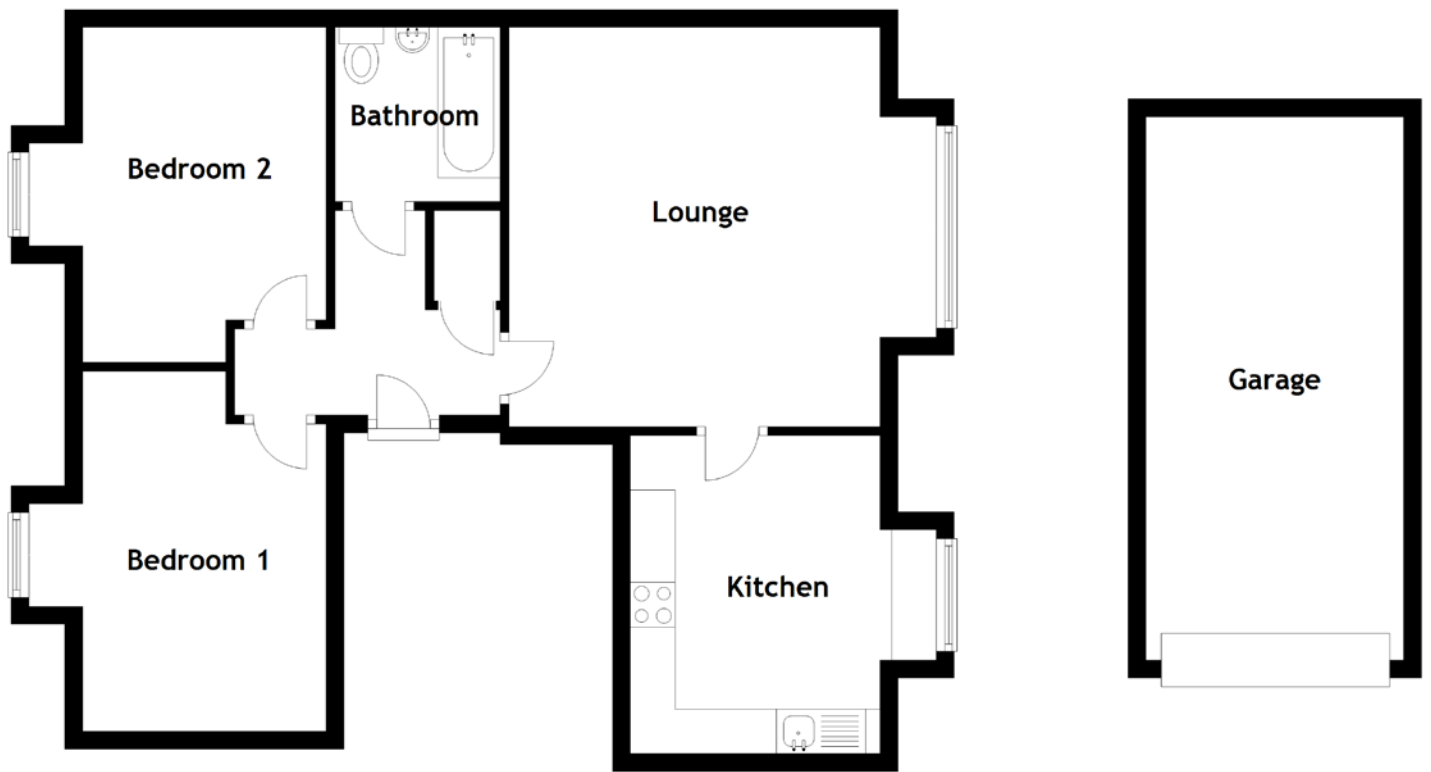


This property also benefits from a secure entry system, gas central heating, full double glazing, private use of the front garden, private garage with power and more than adequate on-street parking to accommodate for residents and visitors alike.

THE VIEW & GARAGE



FLOOR PLAN, DIMENSIONS & MAP



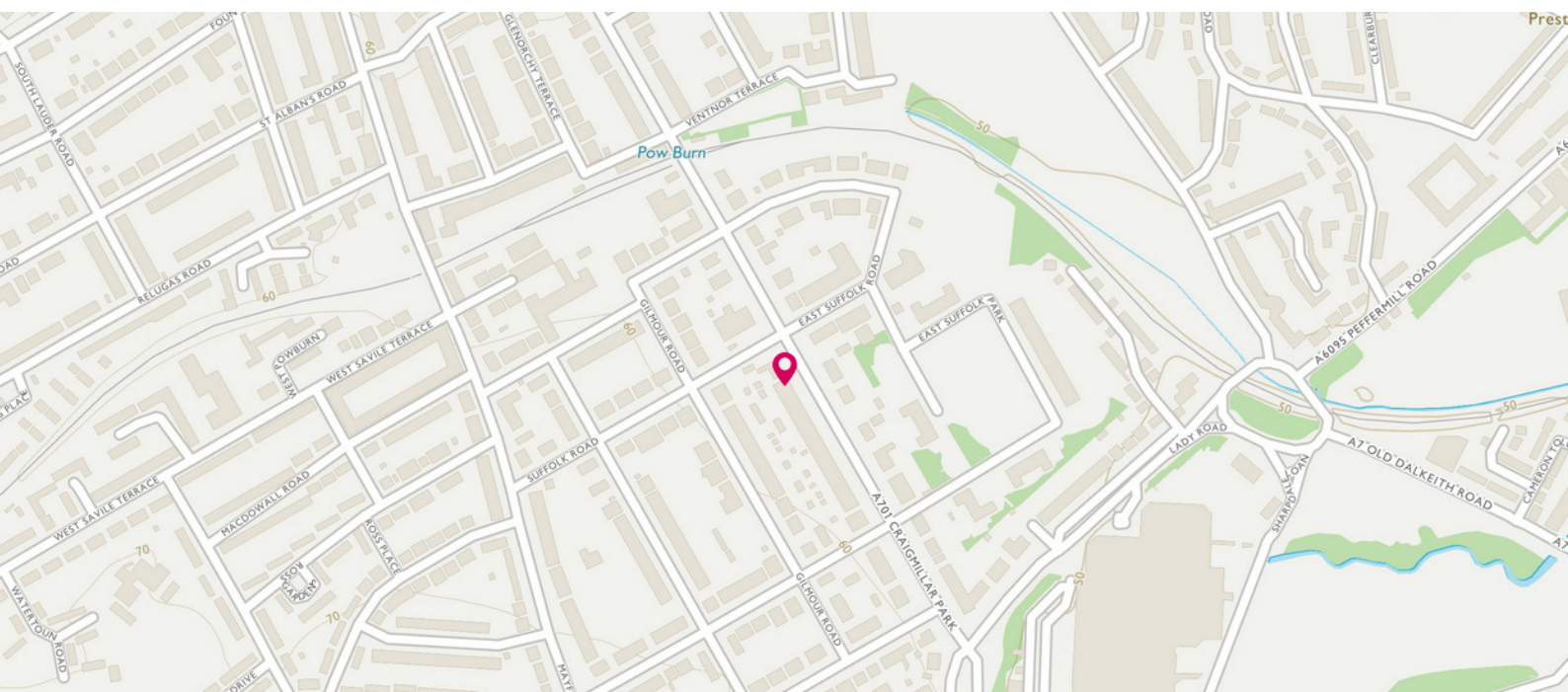
Approximate Dimensions (Taken from the widest point)

Lounge	4.79m (15'9") x 4.47m (14'8")
Kitchen	3.56m (11'8") x 2.80m (9'2")
Bedroom 1	4.03m (13'3") x 2.73m (8'11")
Bedroom 2	3.75m (12'4") x 2.73m (8'11")
Bathroom	1.95m (6'5") x 1.85m (6'1")

Gross internal floor area (m²): 59m²

EPC Rating: C

Extras (Included in the sale): All fixed appliances will remain with the property. Furniture and freestanding appliances are available by separate negotiation.



THE LOCATION

Craigmillar Park is one of Edinburgh's most desirable addresses, comprising a wide street located in one of the City's most sought-after residential locations, Newington. The surrounding areas provide excellent shopping facilities including the Cameron Toll Shopping Centre and a variety of smaller specialist retailers close by. The renowned financial and business districts of the City Centre are easily reached, as is Edinburgh University and the Kings Buildings through frequent public transport services running from the main road.





Sporting and recreational facilities in the area include Hermitage of Braid and Blackford Hill, with challenging private and public golf courses located nearby. The newly refurbished Royal Commonwealth Pool is a short drive away, and for film and theatre aficionados, the Dominion Cinema and the Churchill Theatre are also easily accessible. A wealth of both private and public schools are located in surrounding areas and include James Gillespie's, George Heriot's, George Watson's and Merchiston Castle School.



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