

# 2/9 Egan Terrace

CRAIGMILLAR, EDINBURGH, EH16 4FR



SPACIOUS TWO BED  
TOP FLOOR FLAT



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McEwan Fraser Legal is delighted to present this spacious two-bedroom top-floor flat, situated in this modern development. The property boasts excellent views of the Edinburgh skyline, including Edinburgh Castle.

Inside, the property comprises of an open-plan, kitchen living and dining room which benefits from gas hob, Fan oven and integrated fridge freezer and washing machine as well as being flooded with natural light from the Juliet balcony. The property boasts two generous bedrooms of which bedroom two has a large walk-in wardrobe and the master bedroom has ample space for free-standing storage as well as a wardrobe. The shower room is finished to a high standard and is well maintained.

In addition to this, the property boasts modern double glazing and gas central heating making for a warm cost-effective home, year-round. The flat benefits from being the top floor and has great storage in the property. There is a residents bike store and car park at the rear of the building.

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**Bedroom 1**





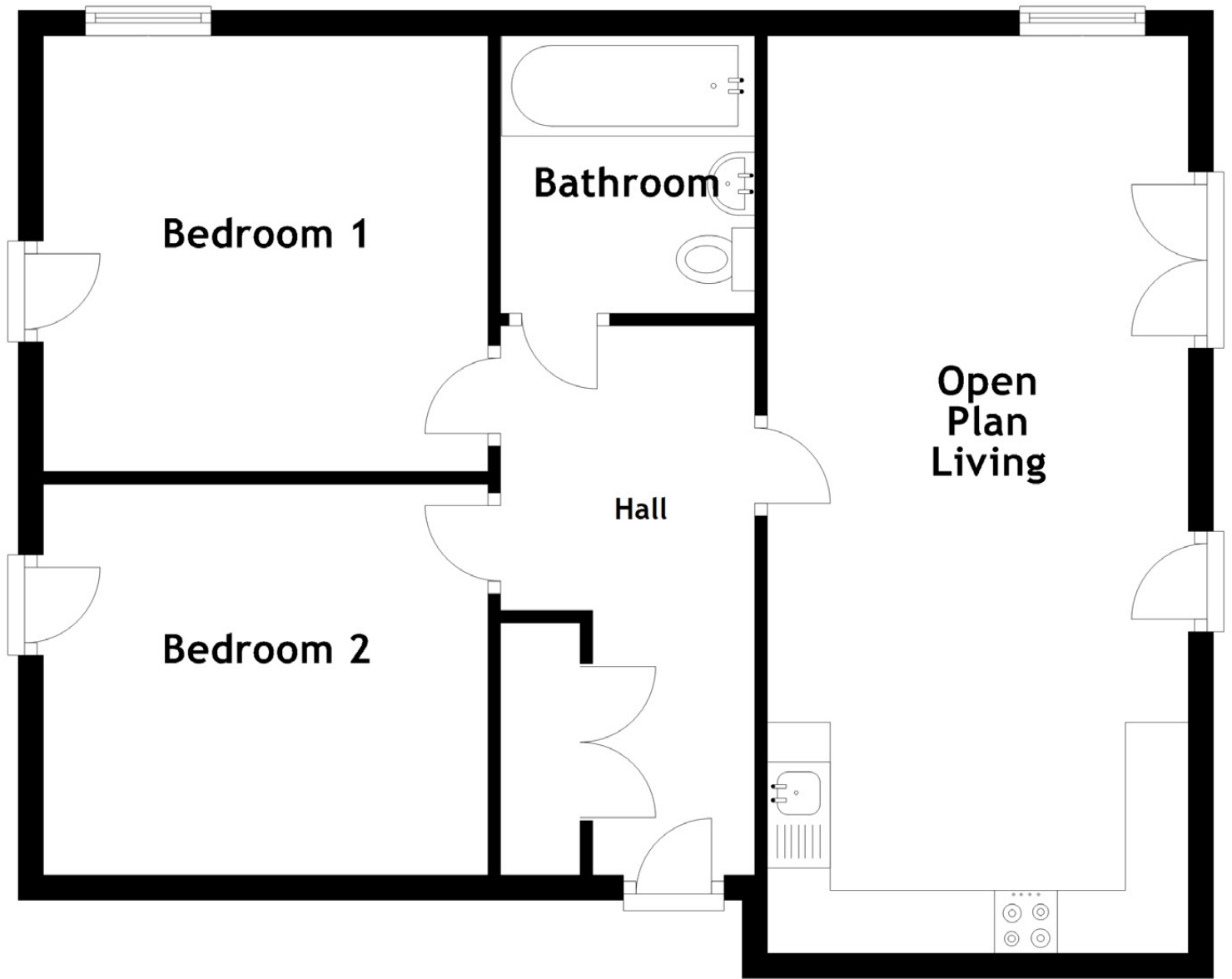


**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.30m (23'11") x 3.35m (11')
Bedroom 1	3.54m (11'7") x 3.47m (11'5")
Bedroom 2	3.54m (11'7") x 3.11m (10'2")
Bathroom	2.21m (7'3") x 2.02m (6'8")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: B









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The Wisp area of Edinburgh, situated southeast of the city centre, offers a mix of residential properties and convenient access to amenities.

The neighbourhood primarily consists of modern housing developments, including apartments, townhouses, and family homes, providing residents with a range of housing options. While predominantly urban, the Wisp area is near green spaces such as Craigmillar Castle Park and Duddingston Golf Club, providing opportunities for outdoor activities and leisure. The area benefits from good transport connections, with major roadways like the A1 and A720 Edinburgh City Bypass facilitating travel by car. Public transportation options, including bus services, offer regular routes to the city centre and surrounding areas. Residents have access to essential amenities such as retail parks, supermarkets, and dining options nearby. Additionally, schools, healthcare facilities, and recreational amenities are within reach, catering to residents' needs.

In summary, the Wisp area of Edinburgh provides a residential environment with convenient access to amenities and transport links, suitable for individuals and families looking for a balanced urban lifestyle.

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## The Location



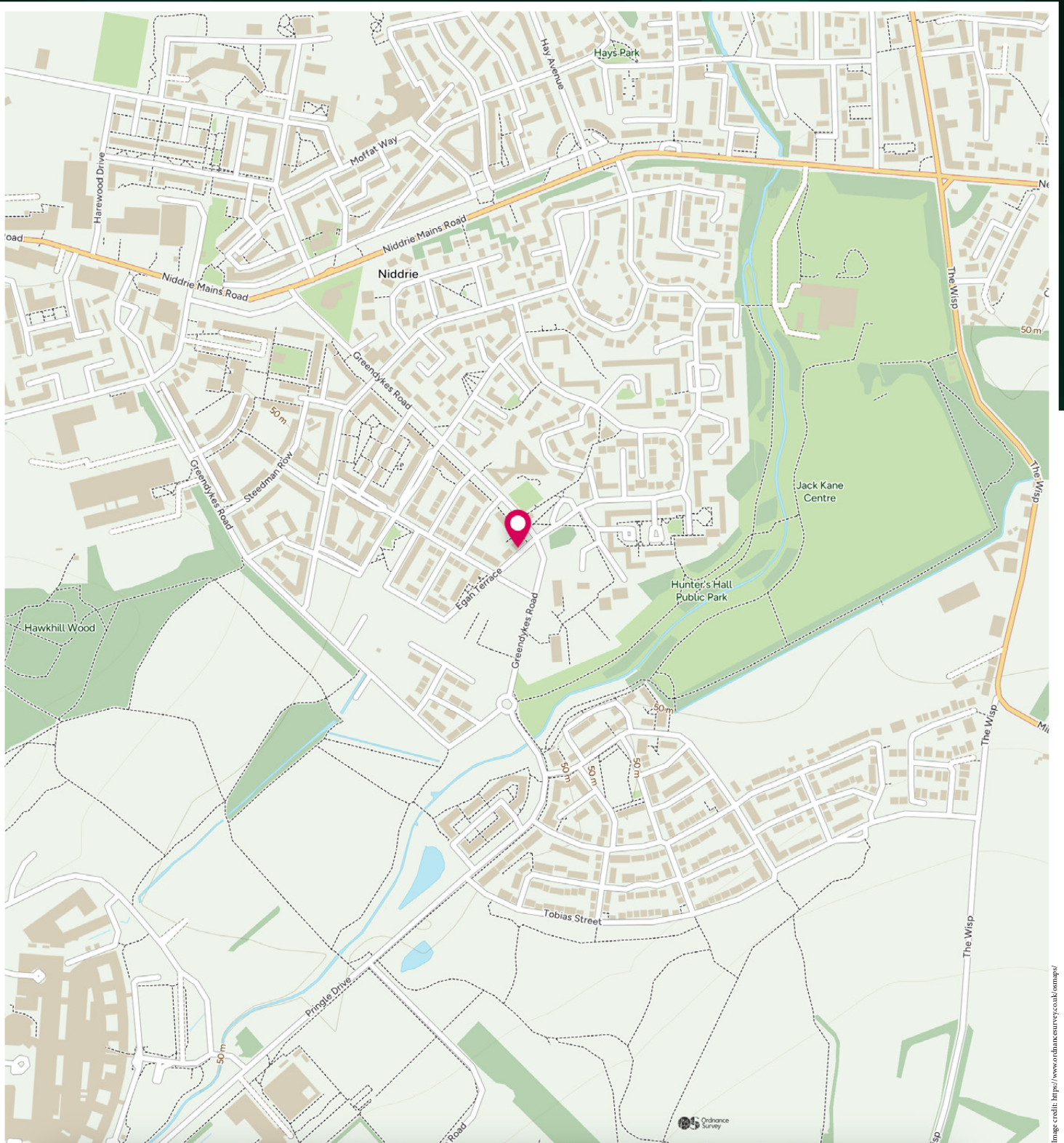


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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