

Flat 5, 1 St. Aidens Road

CRAIGMILLAR, EDINBURGH, EH16 4UR



Immaculate two-bedroom, first-floor apartment, forming part of a modern and well-maintained residential development in the ever-popular Craigmillar area



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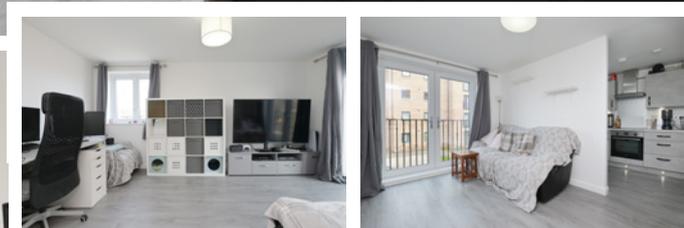


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McEwan Fraser Legal is delighted to present this immaculate two-bedroom, first-floor apartment, forming part of a modern and well-maintained residential development in the ever-popular Craigmillar area, just south-east of Edinburgh city centre. Finished to an excellent standard throughout, the property offers bright, well-proportioned accommodation perfectly suited to first-time buyers, professionals, or investors alike.

THE LIVING ROOM

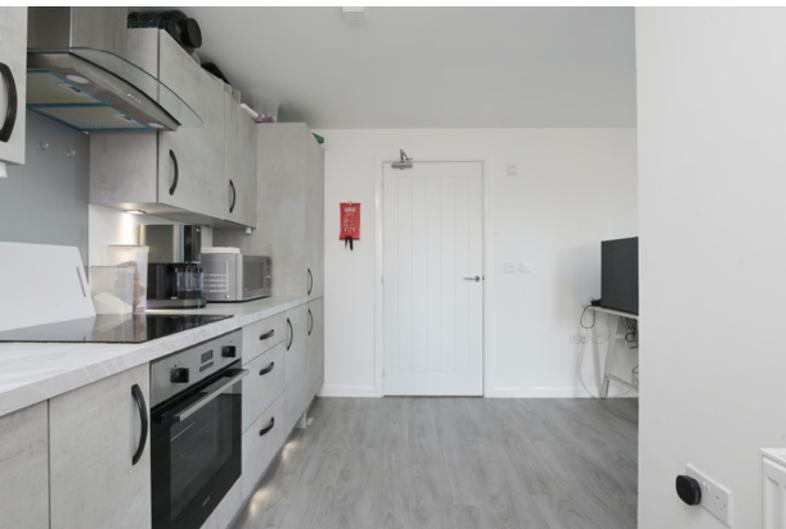


The welcoming entrance hallway sets the tone for the home, providing access to all rooms and featuring high-quality flooring that creates an immediate sense of style and quality. The generous living area is both inviting and versatile. Large windows flood the room with natural light, creating a bright and airy ambience, and there is ample space for a new owner to create their ideal entertaining space.

THE KITCHEN



The semi-open-plan kitchen seamlessly connects to the living space, offering a practical yet stylish layout. It includes a generous range of base and wall-mounted units that offer plenty of prep and storage space. There is a range of integrated appliances, including a washing machine, a fridge freezer, an electric oven, and an induction hob.





The principal bedroom is a generous double with neutral décor and space for a full suite of bedroom furniture. This bedroom also benefits from an en-suite shower room, which is partially tiled. The second double bedroom is a further spacious double that is equally at home as a large office.

THE BATHROOM



BEDROOM 1



benefits from an en-suite shower room, which is partially tiled



BEDROOM 2

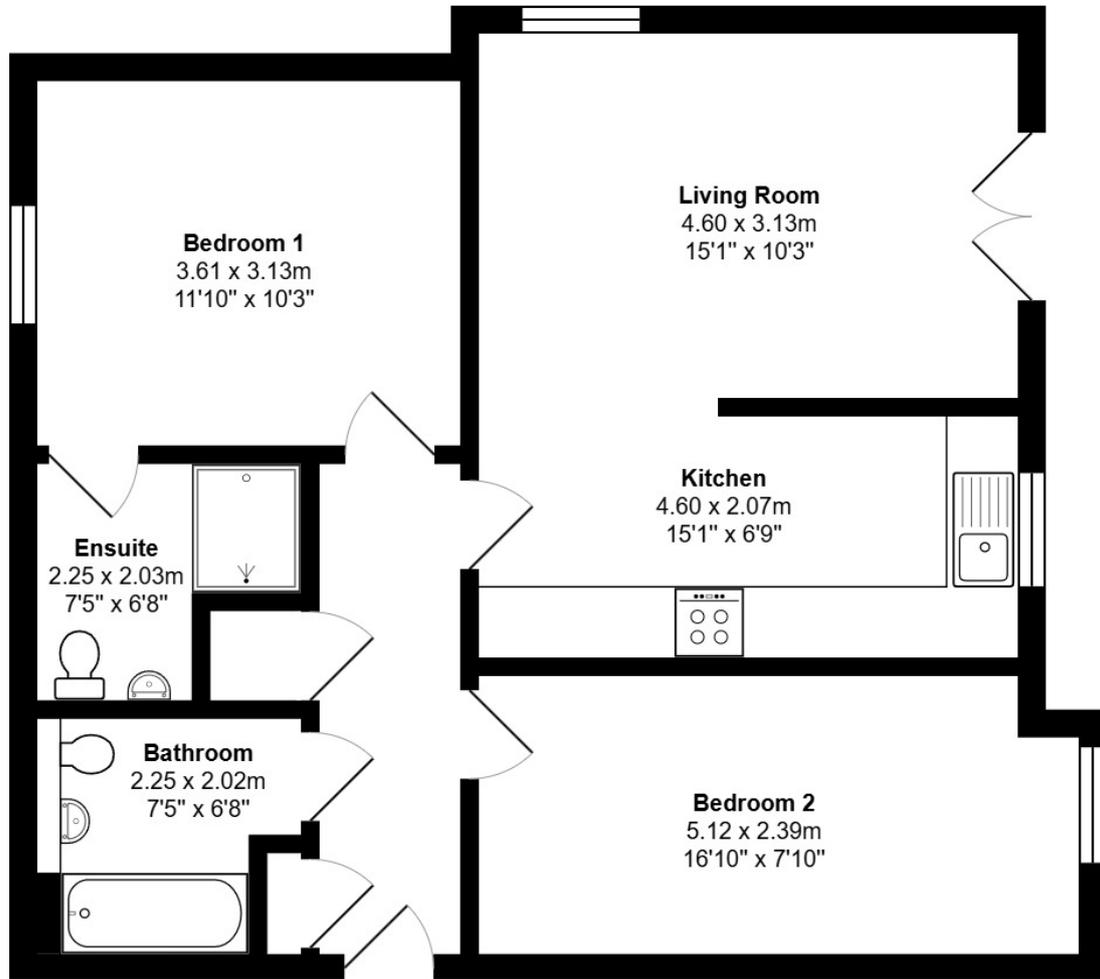


Early viewing is highly recommended to fully appreciate the quality, space, and location this superb apartment has to offer.

EXTERNALS

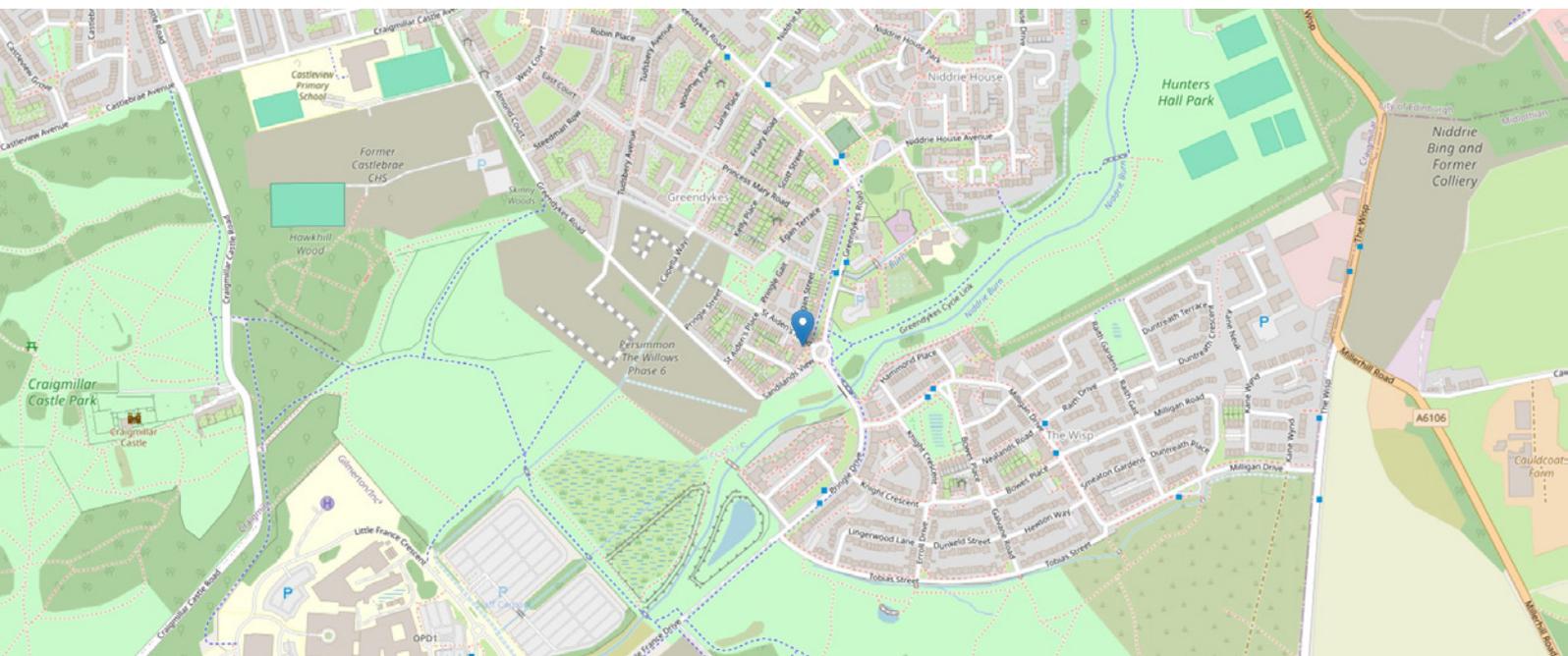


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: B



THE LOCATION

St. Aidens Road is situated within the well-established and continually improving Craigmillar area of south-east Edinburgh, offering a convenient and well-connected residential setting. The location benefits from a strong range of local amenities close at hand, including everyday shops, supermarkets and services along Niddrie Mains Road, while more extensive retail and leisure facilities can be found nearby at Cameron Toll Shopping Centre. In addition, the popular Fort Kinnaird and Straiton retail parks are both easily accessible, providing a wide selection of high-street stores, restaurants, cafés and entertainment options.





The area is particularly well served by public transport, with regular Lothian bus services providing direct routes into Edinburgh City Centre, Waverley Station and surrounding districts, making it ideal for commuters and those seeking easy access to the city's commercial and cultural hubs. For motorists, Milligan Gait offers straightforward access to the Edinburgh City Bypass (A720), connecting quickly to the A1, the motorway network and beyond, while Edinburgh Airport is also reachable within a reasonable drive.

Recreational opportunities are plentiful, with an excellent choice of green spaces and outdoor attractions nearby. Craigmillar Castle and its surrounding parkland offer scenic walking routes and a sense of historic character, while further open spaces, cycle paths and woodland walks are found throughout the area, including connections to the Innocent Railway cycle route. Holyrood Park, Arthur's Seat and Portobello's promenade and beach are all within easy reach, providing further options for leisure, exercise and relaxation.

Overall, Milligan Gait enjoys a balanced setting that combines local convenience with access to wider city amenities, green space and strong transport links, making it an attractive location for a range of buyers seeking comfortable city living within a growing Edinburgh community.



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