

1/6 Lurie Place

CRAIGMILLAR, EDINBURGH, EH16 4FY



Two-bedroom second floor flat, presented in excellent internal order and neutrally decorated



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McEwan Fraser Legal is delighted to present this two-bedroom second-floor flat to the market. Presented in excellent internal order and neutrally decorated, the property enjoys excellent proportions throughout. Further benefits include a secure entry system, gas central heating, double glazing and residents parking. With an excellent location close to the Edinburgh Royal Infirmary and a full range of local amenities, the property would make an ideal first-time buy or sound buy-to-let investment.

LIVING ROOM/KITCHEN



The internal accommodation is focused on a dual-aspect open-plan kitchen/living room with a Juliet balcony and ample floor space for both sofas and a dining table. Naturally bright, neutrally decorated, and finished with quality laminate flooring, the space on offer will give a new owner plenty of flexibility to create their ideal entertaining space. The kitchen includes an ample range of base and wall-mounted units that afford plenty of prep and storage space. There is also a range of integrated appliances including a gas hob, electric oven, washing machine, dishwasher and fridge freezer.





Both bedrooms are well-proportioned doubles with plenty of space for a range of freestanding bedroom furniture. Accommodation is completed by the bathroom which is partially tiled and boasts a three-piece suite with a mains shower over the bath.

This is a superb apartment and internal viewings are essential to fully appreciate both the quality and proportions on offer.

THE BATHROOM



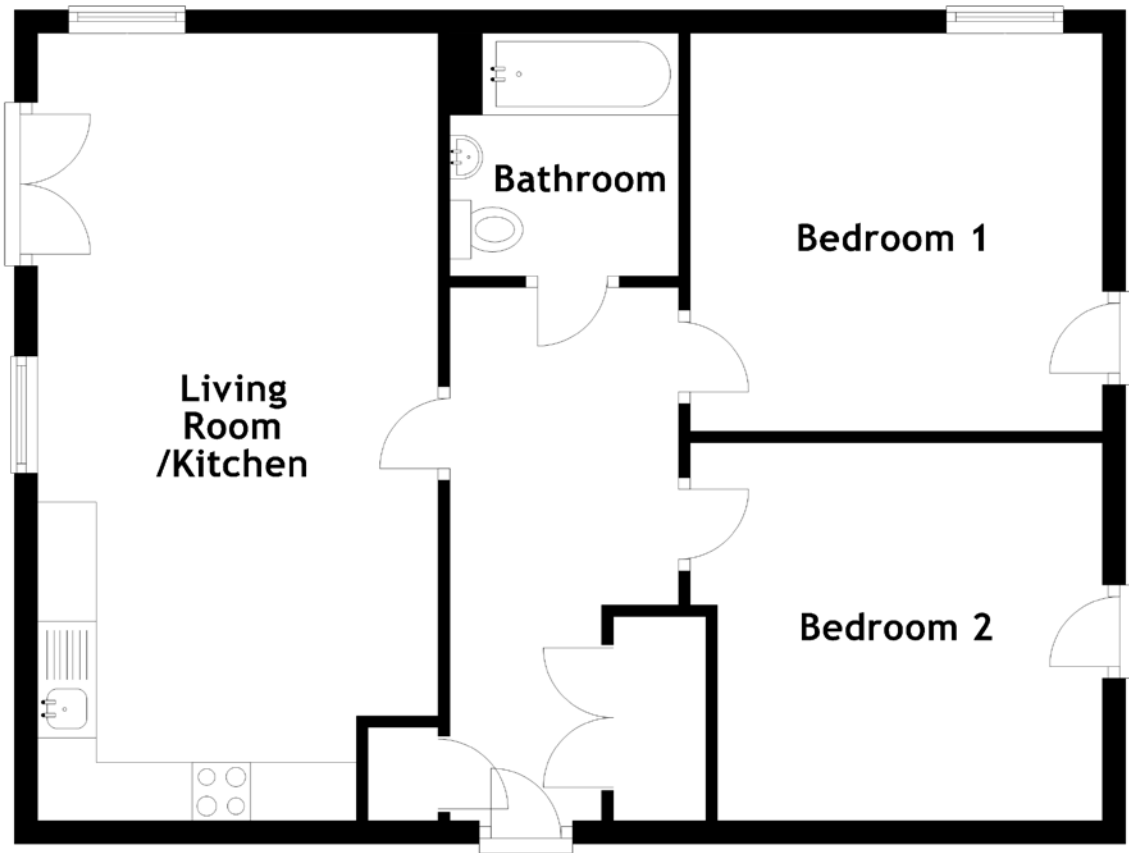
BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP



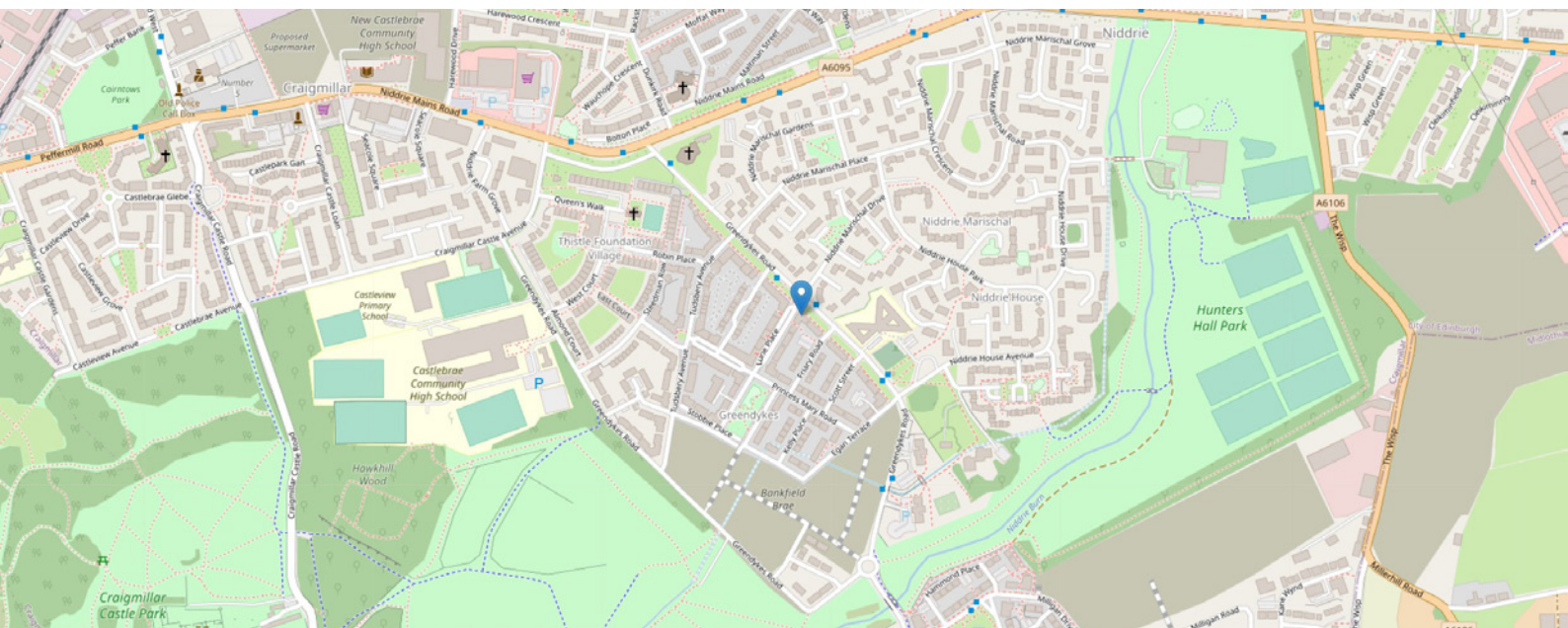
Approximate Dimensions
(Taken from the widest point)

Living Room/Kitchen 6.96m (22'10") x 3.43m (11'3")
Bedroom 1 3.53m (11'7") x 3.41m (11'2")

Bedroom 2 3.53m (11'7") x 3.24m (10'8")
Bathroom 2.08m (6'10") x 1.96m (6'5")

Gross internal floor area (m²): 64m²
EPC Rating: B

[VIRTUAL TOUR](#)



THE LOCATION

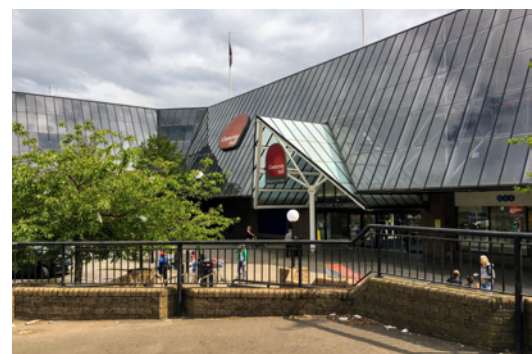
Craigmillar was originally part of the Craigmillar Estate which dates back to the 14th and 15th century. The historic Craigmillar Castle still presides in a prominent position and is one of the best-preserved castles in Scotland with links to Mary Queen of Scots.





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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