

# 135/2 Craigmillar Castle Ave

EDINBURGH, EH16 4DN



*Two-bedroom ground-floor flat that boasts a private front garden, a communal drying green, and excellent proportions throughout*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this two-bedroom ground-floor flat that boasts a private front garden, a communal drying green, and excellent proportions throughout, including a separate kitchen. The property also has gas central heating and double glazing. It would be an excellent first-time buy or sound buy-to-let investment.

# THE LIVING ROOM



Internal accommodation is focused on a spacious living room that has laminate flooring, neutral décor, and a large bay window. There is plenty of floor space available to accommodate different furniture arrangements, giving a new owner plenty of flexibility as they create their ideal living space.



# THE KITCHEN



The separate kitchen has a good range of base and wall-mounted units that are set against a tiled splashback. A gas hob and an electric oven are integrated, and space is provided for further free-standing appliances.





Both bedrooms are well-proportioned doubles with carpets and neutral décor. The accommodation is completed by a bathroom which is tiled and finished with a white suite.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2



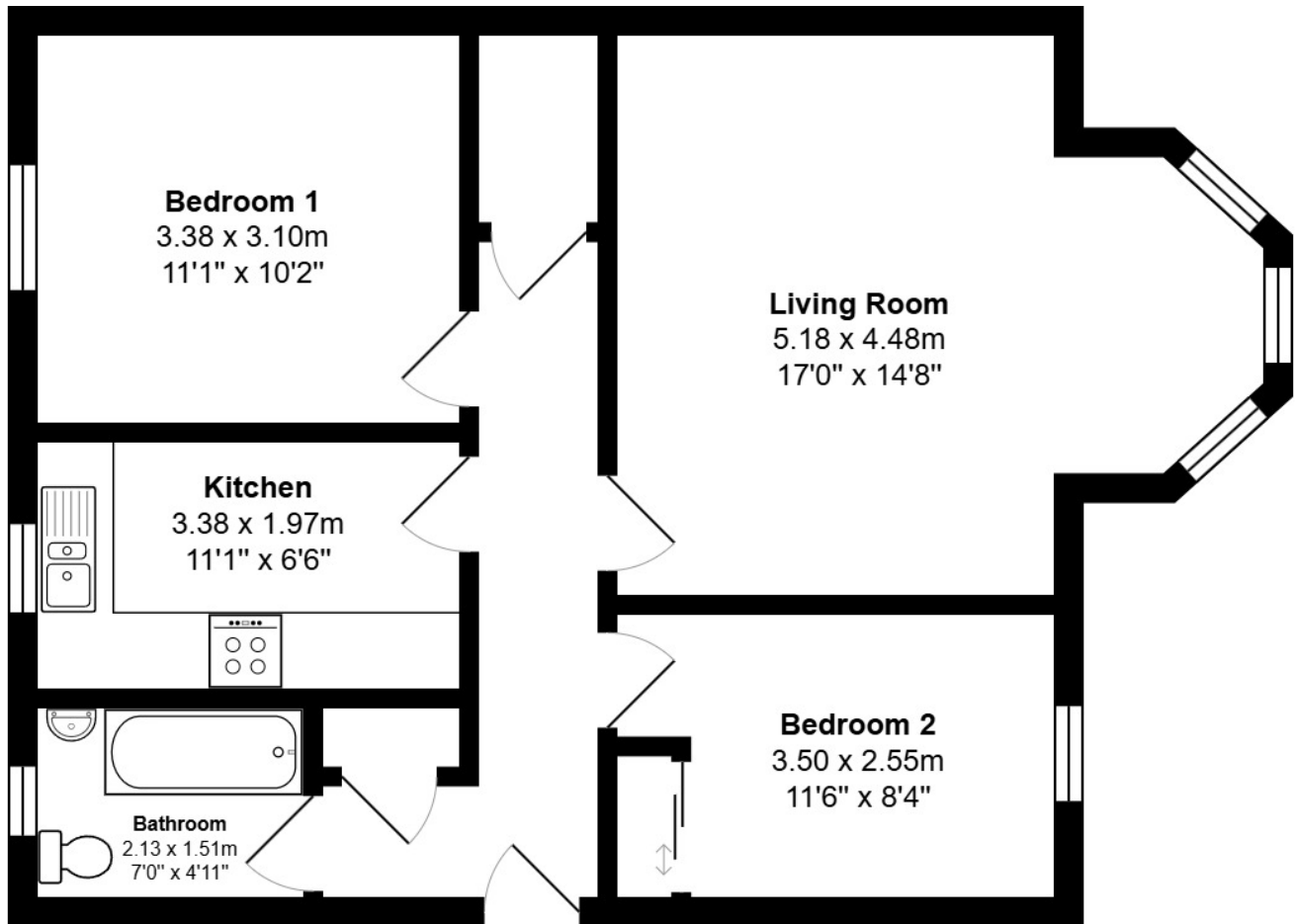


# EXTERNALS



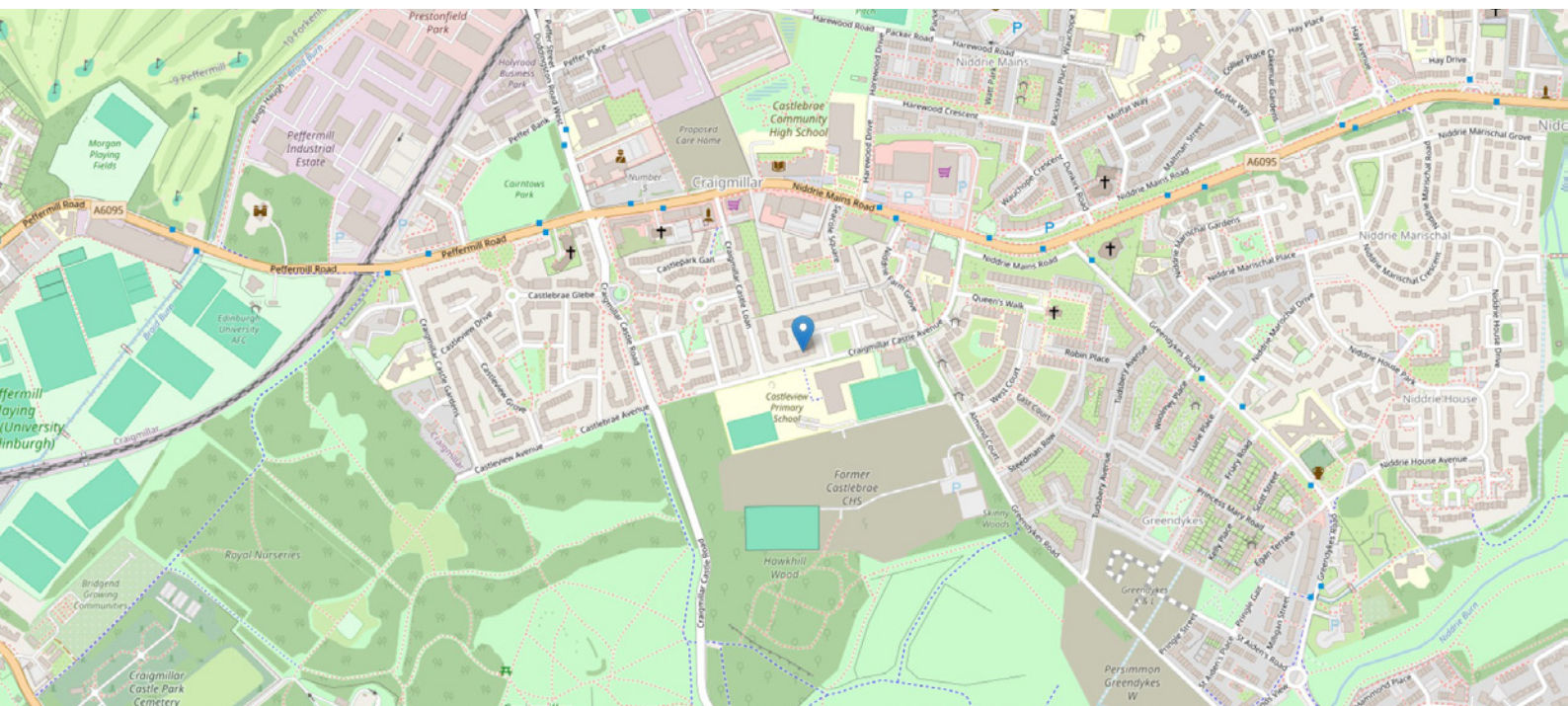


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup> | EPC Rating: C





# THE LOCATION

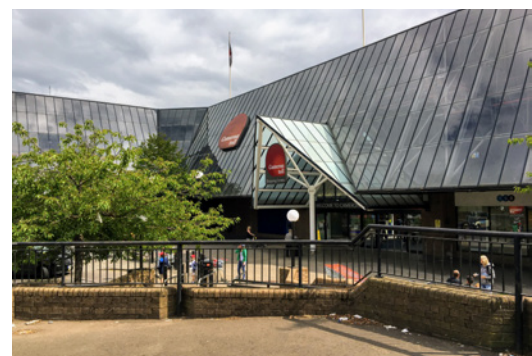
Craigmillar is a long-established district lying on the southeast side of the city close to the Edinburgh Royal Infirmary. In recent years, the area has undergone significant regeneration, and there is a range of sought-after modern developments in the area.







There are good local amenities, including a Tesco Metro, a doctor's surgery, a dentist, a recently-opened library, and Fort Kinnaird Retail Park, which has many High Street stores and restaurants. An Asda superstore and The Jewel and Cameron Toll Shopping Centre, with a Sainsbury's superstore, are also within easy reach. The area is well served by regular bus routes into the city and to towns and villages along the East Coast. Edinburgh City Bypass gives good access to the A1, Edinburgh Airport and the motorway network. There is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel and Esk Campus) and Queen Margaret University campus.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.