




McEwan Fraser Legal
Solicitors & Estate Agents
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CRAIGMILLAR, EDINBURGH, EH16 4FQ

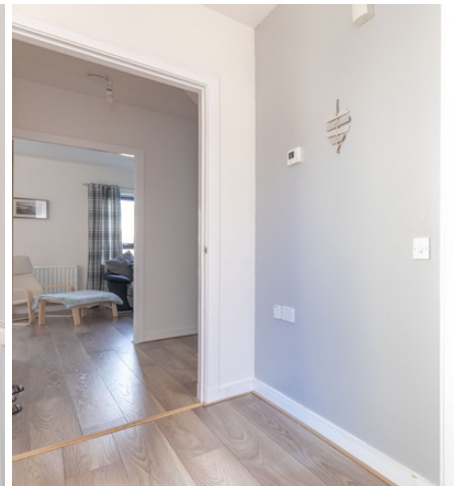
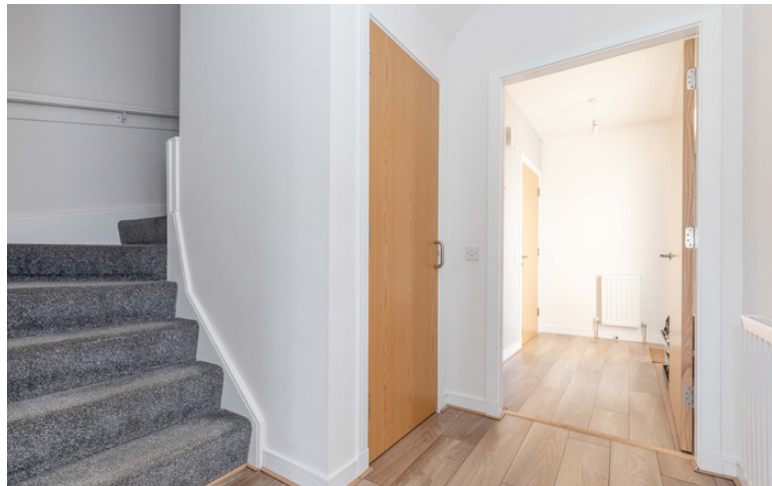


CRAIGMILLAR



Craigmillar is a much respected residential area lying on the south-east side of the city, adjacent to the Portobello/ Musselburgh Bypass. The area is exclusively residential and comprises a wide variety of property styles. Recently a few new well-designed and modern residential estates have been developed offering a variety of property styles and sizes.

Within the area is an Asda supermarket, capable of supplying everything for most families normal weekly requirements. If a greater variety of specialist shops is required, the Fort Kinnaid retail park has it all, with a multiplex cinema, popular chain restaurants and plenty of high street stores including a Marks and Spencers food hall. For outdoor leisure activities, there's the retail park, The Jack Kane Sports Centre and Duddingston Golf Course. Craigmillar is also close to Holyrood Park, the New Royal Infirmary and Craigmillar Castle.



12 STEEDMAN ROW



McEwan Fraser Legal are delighted to bring to the open market this well proportioned three bedroom mid terraced villa, making for an ideal early family or first-time buyer home. The property is well positioned within this modern, sought after development with excellent shopping amenities close by.

Internally the property is in excellent condition and is ready to move straight in. The ground floor comprises an entrance hallway with storage, a white suite shower room, a bright and comfortable lounge adjoining the dining area and kitchen. The kitchen benefits from modern high gloss wall and base units, integrated appliances, including a gas hob, oven and extractor hood. Natural light floods this great open family space through the double french doors.

The first floor boasts a bright and spacious double bedroom with built-in mirror wardrobes to the rear, two further double bedrooms with ample space for free-standing furniture and a fresh partially tiled three-piece, family bathroom with mains shower that complete the rooms.

The property further benefits, an attic space, gas central heating and double glazed windows. Externally to the front, there is a private on-street parking space with a secure garden and laid lawn to the rear. Communal bike storage is also available for use.



THE DETAILS

Floor plan and dimensions

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge/Kitchen	6.65m (21'10") x 5.80m (19')
Shower Room	2.25m (7'5") x 2.16m (7'1")

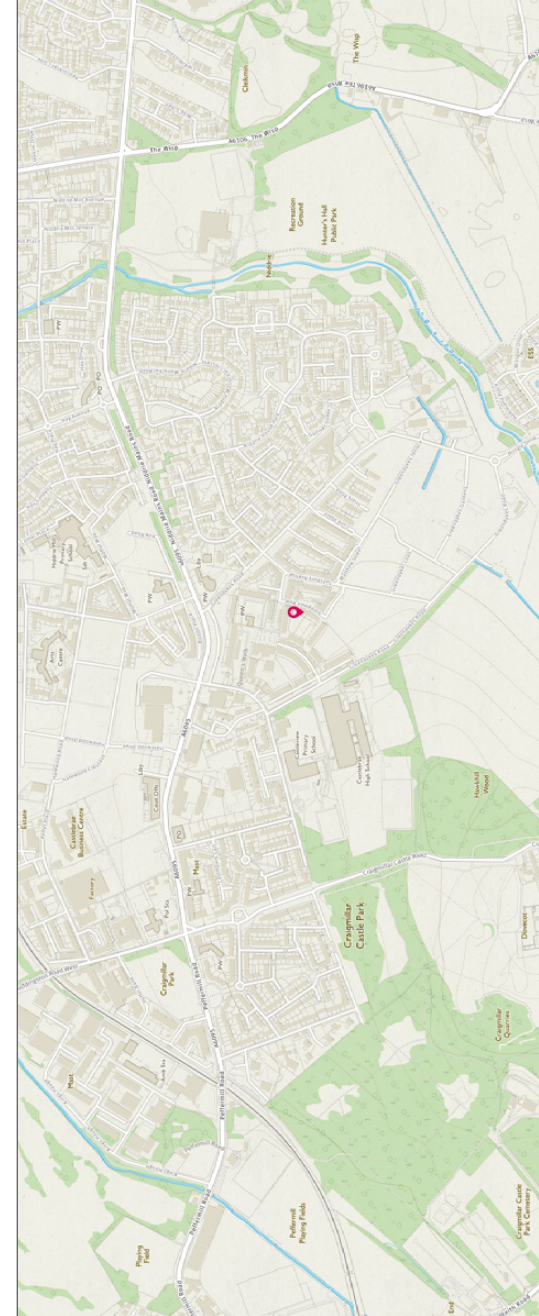
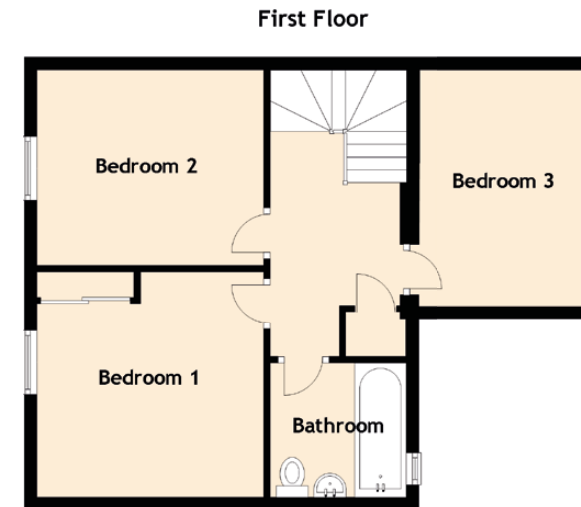
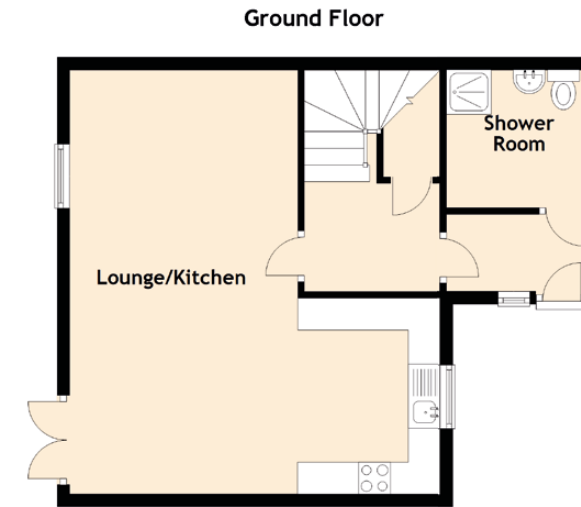
First Floor

Bedroom 1	3.55m (11'8") x 3.53m (11'7")
Bedroom 2	3.58m (11'9") x 3.07m (10'1")
Bedroom 3	3.71m (12'2") x 2.83m (9'3")
Bathroom	2.13m (7') x 2.09m (6'10")

Gross internal floor area (m²) - 101m²

EPC Rating - C

Extras (Included in the sale): All fixtures, fittings, floors coverings, integrated appliances.





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Text and description
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