

# 16 Steedman Row

EDINBURGH, EH16 4FQ



*A modern three-bed end terraced villa in excellent condition, ready to move in*



0131 524 9797



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



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





McEwan Fraser Legal are delighted to bring to the open market this well proportioned three bedroom end 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.

# THE LOUNGE



Internally the property is in excellent condition and is ready to move straight in. The ground floor comprises an entrance hallway with storage, a crisp white suite shower room, a bright and comfortable lounge that has been opened through to the kitchen. This creates a superb free-flowing entertaining space.



# THE KITCHEN



The modern kitchen benefits from modern high gloss wall and base units, integrated appliances, including a gas hob, oven and extractor hood. This room also allows space for dining and provides access to the rear garden through the double French doors.

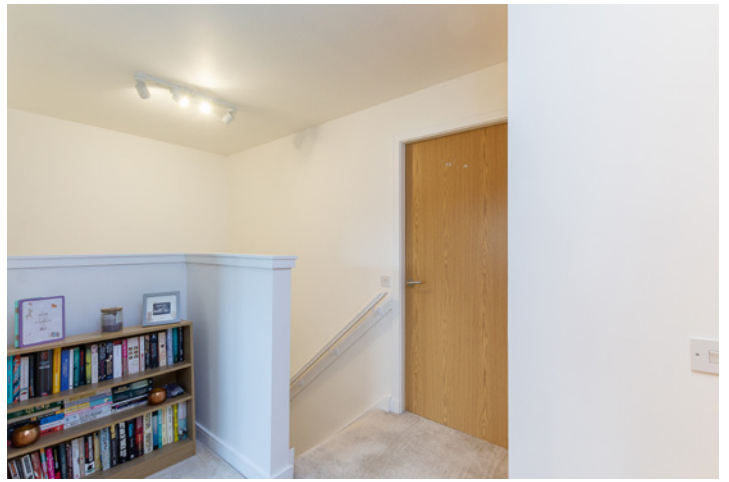




# THE SHOWER ROOM







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 a mains shower that complete the rooms.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE BATHROOM





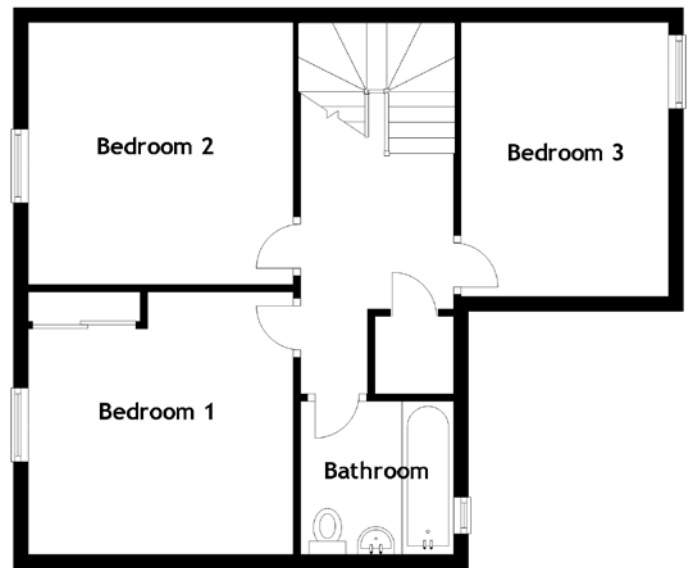
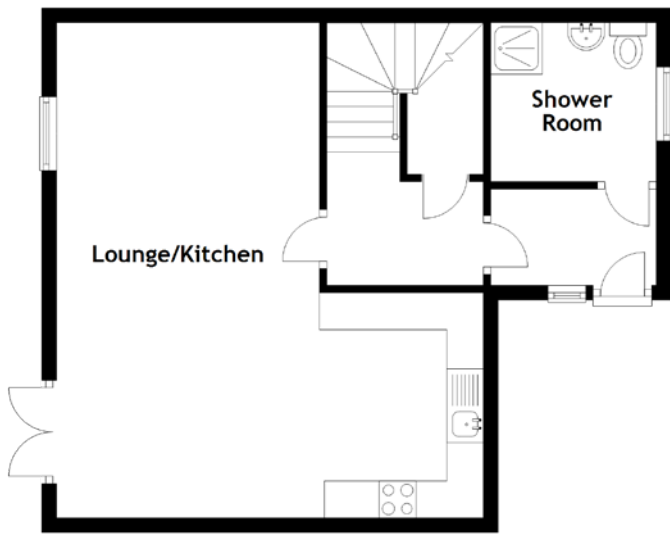
The property further benefits, an attic space, gas central heating and double glazed windows. Externally to the front, there is a private on-street parking space with a secure garden, paved patio area and laid lawn to the rear. Communal bike storage is also available for use.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 6.72m (22'1") x 3.57m (11'9")

Shower Room 2.25m (7'5") x 2.16m (7'1")

Bedroom 1 3.60m (11'10") x 3.56m (11'8")

Bedroom 2 3.60m (11'10") x 3.56m (11'8")

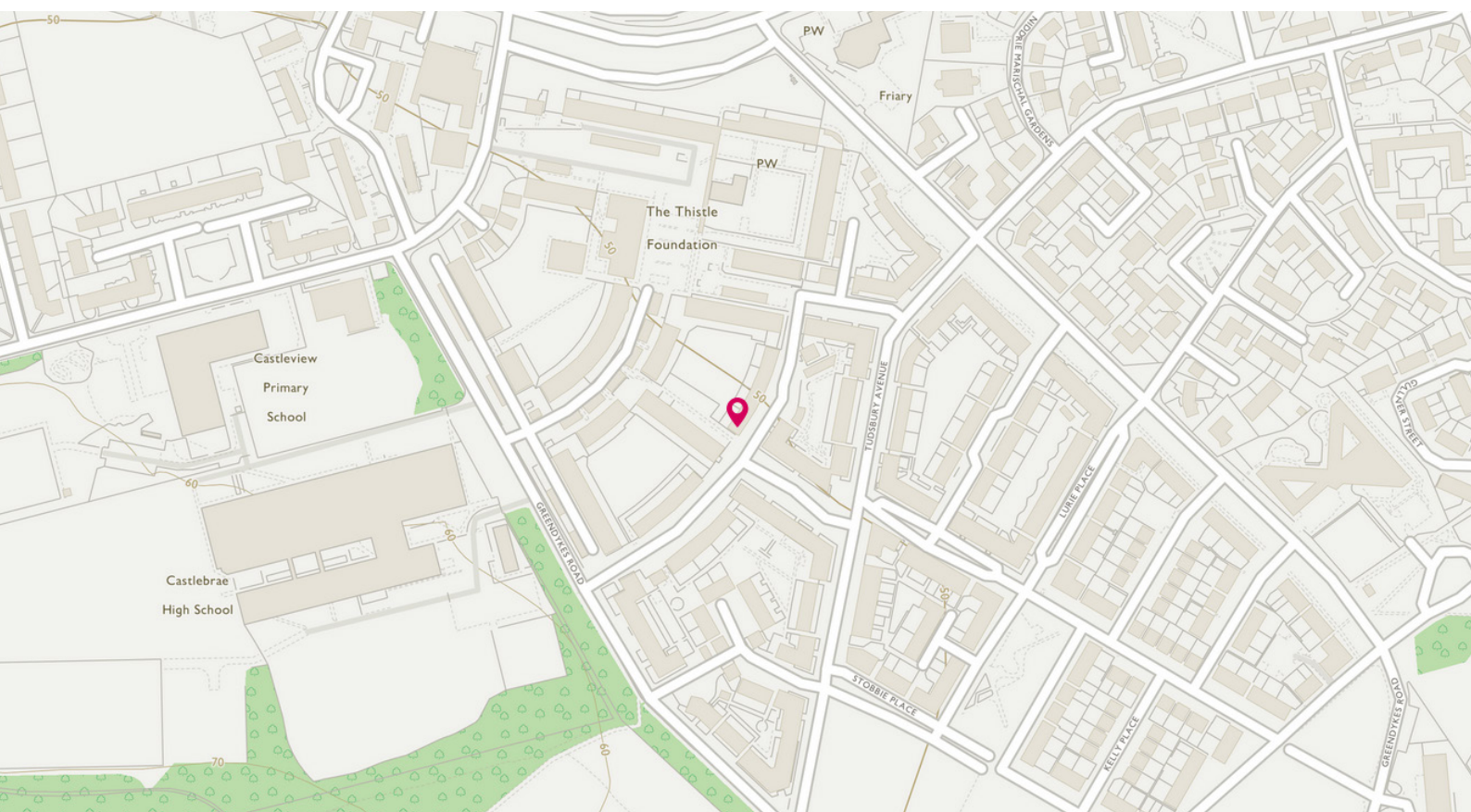
Bathroom 2.08m (6'10") x 2.08m (6'10")

Bedroom 3 3.72m (12'2") x 2.82m (9'3")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>

EPC Rating: C

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





# THE LOCATION

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 a Lidl nearby, as well as an Asda supermarket, capable of supplying everything for most families normal weekly requirements. If a greater variety of specialist shops is required, the Fort Kinnaird 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.



**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  
**ERIN MCMULLAN**  
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.