



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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# 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 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.





# THE PROPERTY

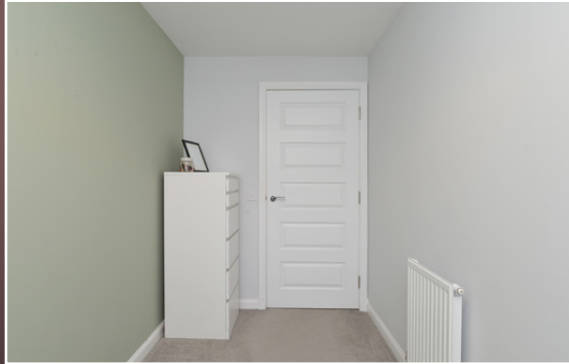
McEwan Fraser Legal is delighted to present this three-bedroom end terraced family home in Edinburgh's popular Craigmillar area. Inside, the property comprises of:

- Fully equipped kitchen which is accessed from the living room and offers dining space and access to the utility room as well as downstairs WC. The kitchen is fully equipped with gas hob, fan oven and integrated white goods.
- Spacious living area which offers various options for furniture arrangements.
- There are three generously proportioned bedrooms.
- The property a three-piece bathroom on the first floor with shower over the bath.
- The house also has a generous rear garden which has been landscaped by the current owners.

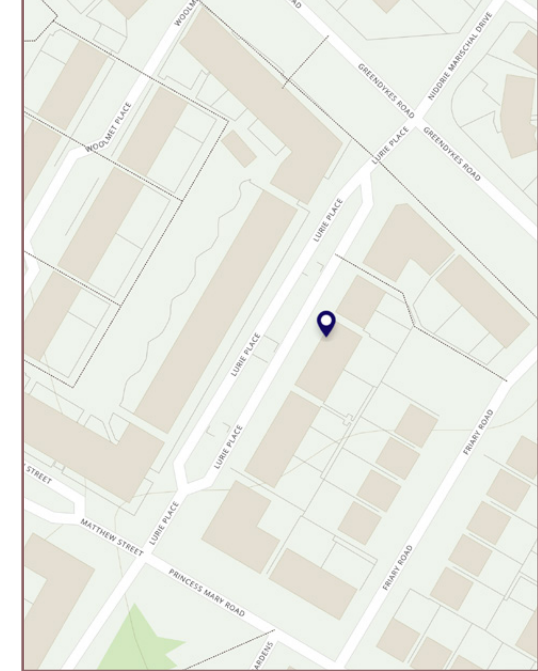
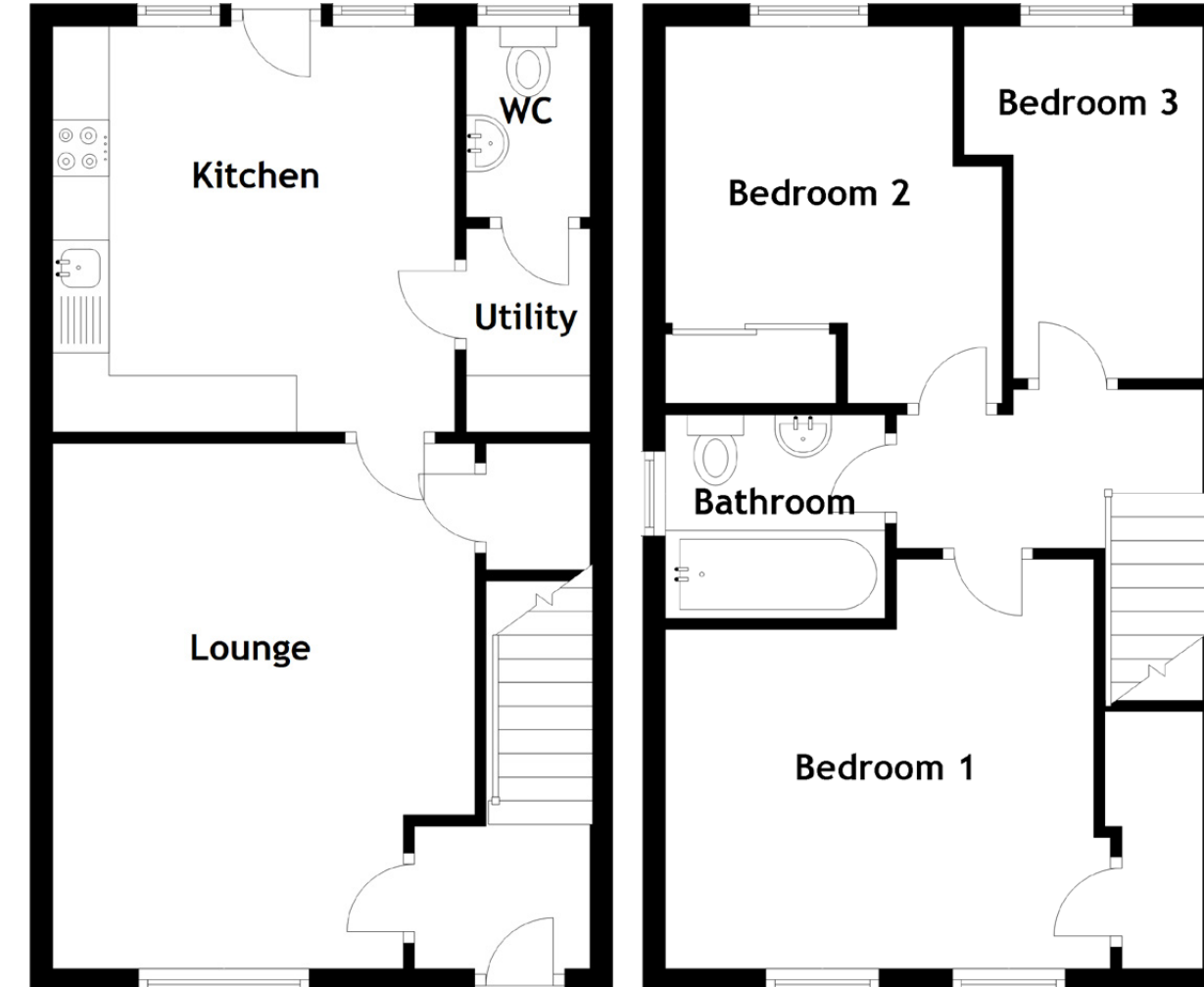
In addition to this, the house benefits from gas central heating and full double glazing making for a warm home, year-round. There is more than adequate on-street parking.







## THE DETAILS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.66m (15'4") x 3.75m (12'4")
Kitchen	3.60m (11'10") x 3.57m (11'9")
WC	1.70m (5'7") x 1.10m (3'7")
Utility	1.81m (5'11") x 1.10m (3'7")
Bedroom 1	3.95m (13') x 3.63m (11'11")
Bedroom 2	3.35m (11') x 2.99m (9'10")
Bedroom 3	3.13m (10'3") x 1.68m (5'6")
Bathroom	1.95m (6'5") x 1.81m (5'11")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>  
EPC Rating: B





# McEwan Fraser Legal

## Solicitors & Estate Agents

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