

5 Wighton Road

CRAIGMILLAR, EDINBURGH, EH16 4GQ



Spacious end-terraced modern two-bedroom house that is offered to the market in excellent internal condition



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McEwan Fraser is delighted to present this spacious end-terraced modern two-bedroom house that is offered to the market in excellent internal condition. The property benefits from a district heating system, double glazing, residents' parking, and a lovely private garden.

THE LIVING ROOM

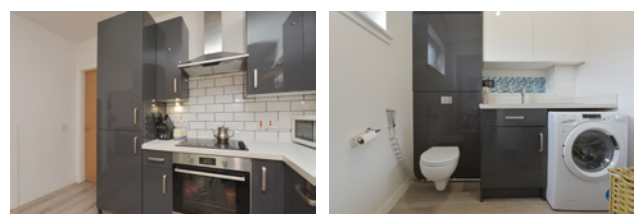


Accommodation is focused on a spacious open-plan kitchen and living room that has huge levels of natural light arriving through a set of French doors that open to the rear garden. Boasting contemporary décor and quality luxury vinyl tiled flooring, there is a high amount of floor space which will allow a new owner to create their ideal entertaining space.

THE KITCHEN & UTILITY



To one side, a stylish high-gloss kitchen is set against a tiled splashback. Ground floor accommodation also includes a welcome hallway and a utility room with WC.





Climbing the stairs, the first-floor landing gives access to two double bedrooms, a bathroom, and a loft for additional storage. Bedroom one is a bright and spacious room with a Juliet balcony and plenty of space for a full suite of bedroom furniture. Bedroom two also has a Juliet balcony, excellent proportions, and further benefits from a large integrated wardrobe. The bathroom has beautiful contemporary tiling and a white three-piece suite with a main shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

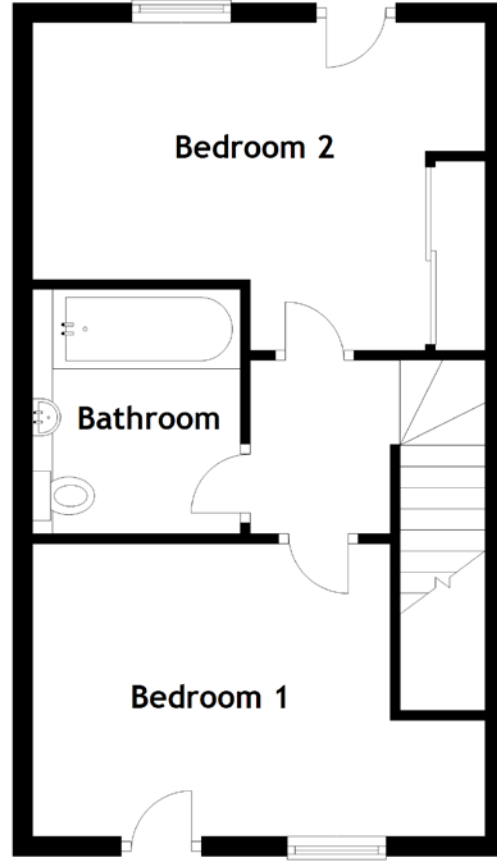
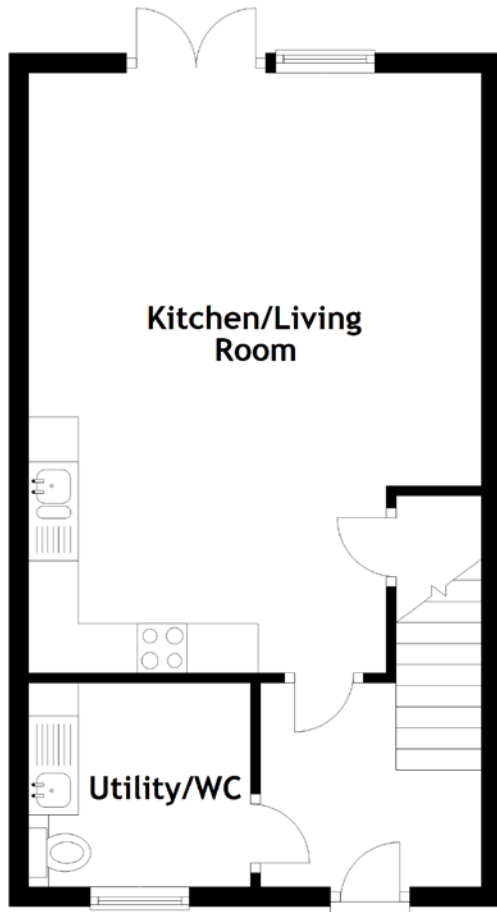


Externally the property has a generous southwest-facing rear garden with a patio, lawn, and mature flower beds. There is ample unallocated parking for residents and a secure communal garden behind the house which is shared with a limited number of nearby residents.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

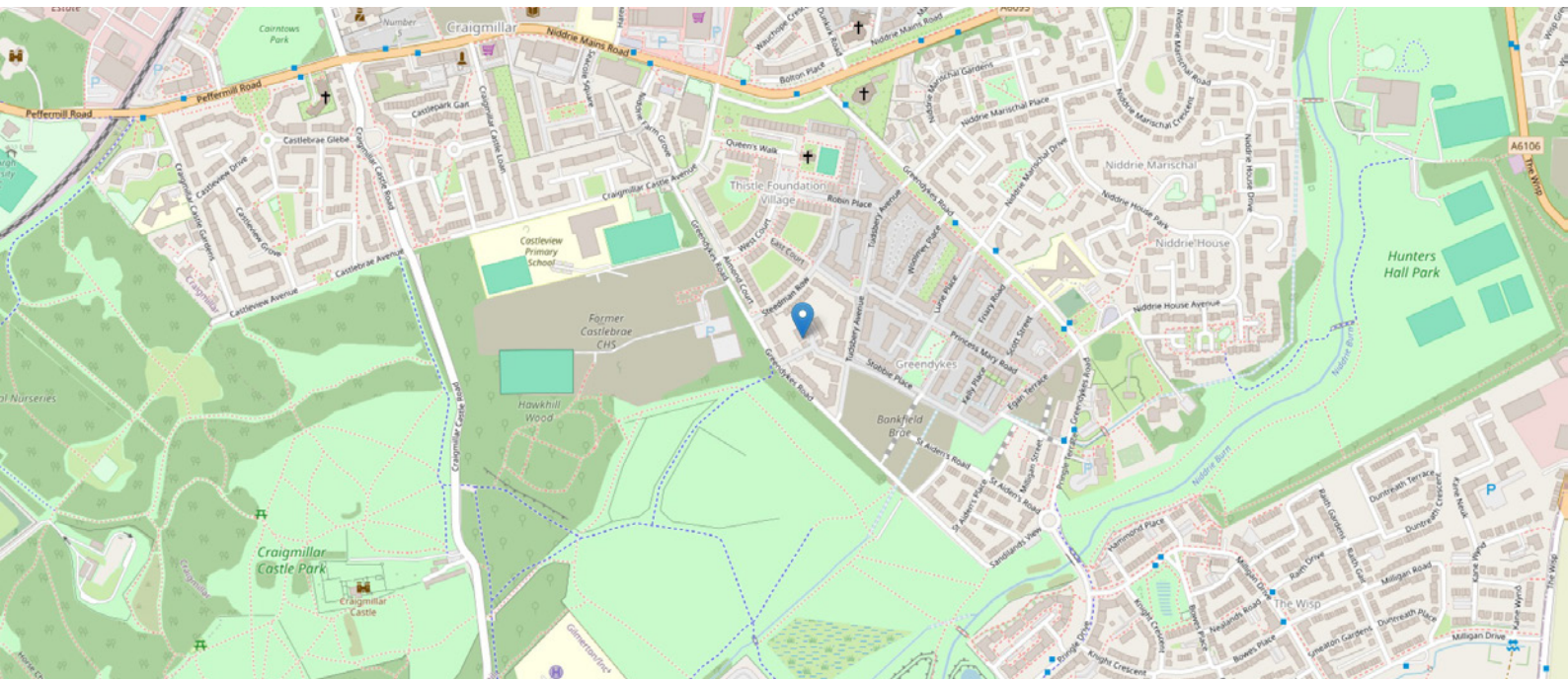


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 6.06m (19'11") x 4.57m (15')
 Utility/WC 2.24m (7'4") x 2.06m (6'9")
 Bathroom 2.47m (8'1") x 2.10m (6'11")

Bedroom 1 4.57m (15') x 2.96m (9'8")
 Bedroom 2 4.57m (15') x 3.31m (10'10")

Gross internal floor area (m²): 76m²
 EPC Rating: C



THE LOCATION

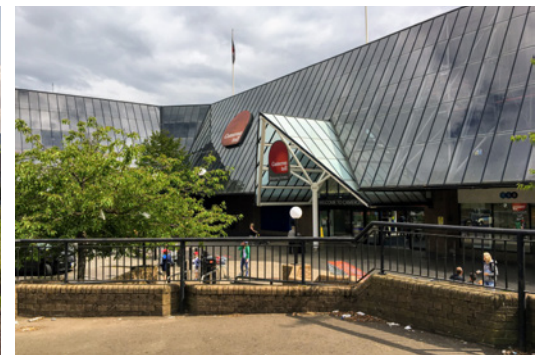
Craigmillar was originally part of the Craigmillar Estate which dates back to the 14th and 15th centuries. The historic Craigmillar Castle still presides in a prominent position and is one of the best-preserved castles in Scotland with links to Mary Queen of Scots.





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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