



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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189/1 Craigmillar Castle Avenue

EDINBURGH, EH16 4DN



# AREA CRAIGMILLAR

EDINBURGH, EH16 4DN

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.





# 189/1 CRAIGMILLAR CASTLE AVENUE

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Part Exchange available. Viewing is highly recommended to appreciate this totally upgraded ground floor flat offering particularly spacious accommodation in excellent decorative order.

Internally the property is briefly comprising entrance hall with security entry-phone system and good storage including a very spacious basement located under the main bedroom. Bay windowed lounge, modern fitted kitchen with wall and base units and new appliances included. Two double bedrooms, which both benefit from built-in mirrored wardrobes and to complete the accommodation there is a modern shower room with walk-in shower and makes for great use of storage space.

Externally there are shared garden grounds and two private gardens exclusive to the flat. One to the front and one to the rear with a shed secured to the ground equipped with bicycle anchor. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment







# SPECIFICATIONS

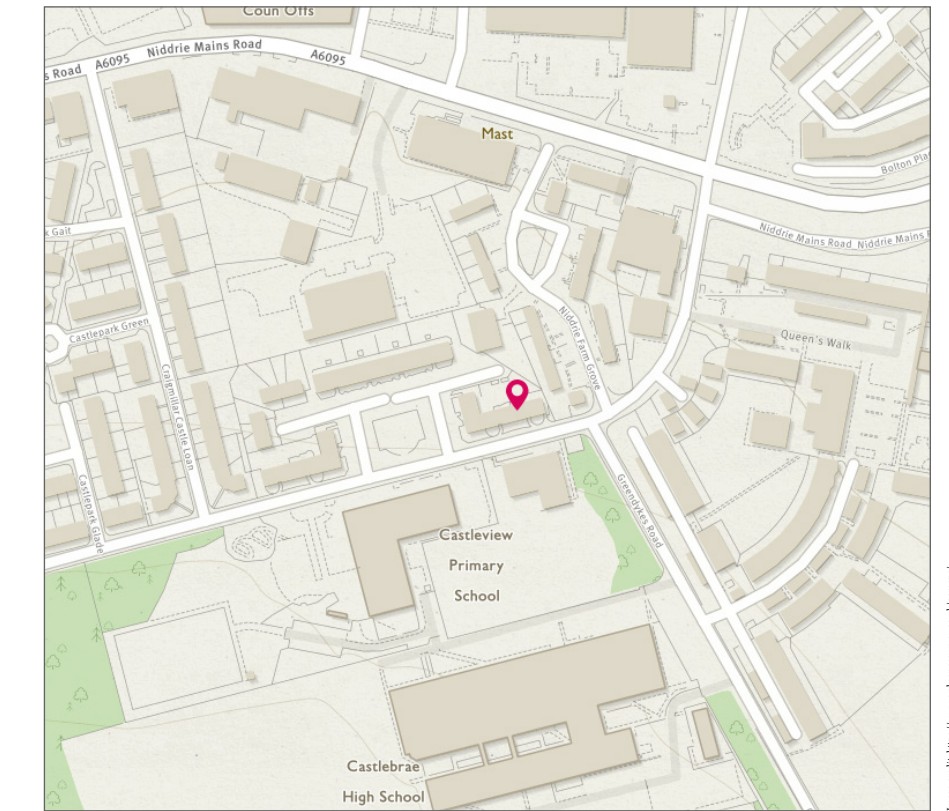
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.14m (16'11") x 4.50m (14'9")
Kitchen	3.32m (10'11") x 2.00m (6'7")
Bedroom 1	3.42m (11'3") x 3.24m (10'8")
Bedroom 2	3.50m (11'6") x 2.56m (8'5")
Bathroom	2.10m (6'11") x 1.50m (4'11")

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







  
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**Part  
 Exchange  
 Available**

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