

COULTERS®

WELCOME TO:  
STEEDMAN ROW

25/6 Steedman Row, Craigmillar, Edinburgh, EH16 4FQ



## STEEDMAN ROW AT A GLANCE:



Popular Craigmillar location



Modern apartment



Bright living/dining/kitchen



Royal Infirmary of Edinburgh nearby



Hunter's Hall Public Park close by



Craigmillar Castle in walking distance



## EXTRAS:

The blinds, curtains, light fittings, carpets, fitted floor coverings and white goods are included in the sale. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

An immaculate one-bedroom apartment situated on the first floor of a popular modern development in Craigmillar. In turn-key condition the stylish and light-filled interiors sit alongside contemporary fixtures and finishes to create an enviable home. The area has undergone significant regeneration over recent years with considerable investment in property, greenspace, and retail meaning residents can enjoy a vibrant community. Close to excellent local amenities as well as those at Fort Kinnaird Retail Park and near to Holyrood Park it is a superb choice for a comfortable lifestyle.

- Living/dining/kitchen with a Juliet balcony, wood-inspired flooring, and a fresh neutral décor. A generous and bright space it boasts a built-in cupboard.
- Kitchen with white wall and floor units, light natural tone worktops, and integrated appliances including a stainless-steel extractor hood, oven, and hob.
- Double bedroom with a dual aspect including built-in wardrobes.
- Well-finished contemporary bathroom with a chrome towel radiator, hidden cistern WC, washbasin, and wall-mounted shower over bath. Light grey porcelain tiles and wood-inspired flooring make for a tranquil space.
- Well-maintained enclosed shared rear garden mainly comprising of lawn.
- Gas central heating and double glazing throughout.
- Secure entry system.
- On-street parking.

# LOCATION, LOCATION, LOCATION:

Craigmillar is a residential area approximately three miles south-east of Edinburgh City Centre. Ideally located residents can enjoy Blackford Hill, Craigmillar Castle Park, and The Braid Hills along with Duddingston Golf Club. Further recreational opportunities are those on offer at The Royal Commonwealth Pool and Gym, and at scenic Holyrood Park.

Nearby Fort Kinnaird Retail Park has an abundance of well-known retailers including Marks and Spencer and TK Maxx, popular eateries such as Pizza Express and TGI Friday's and an Odeon multi-plex cinema. A 24hr Asda is a little over a ten-minute drive and Lidl is a short

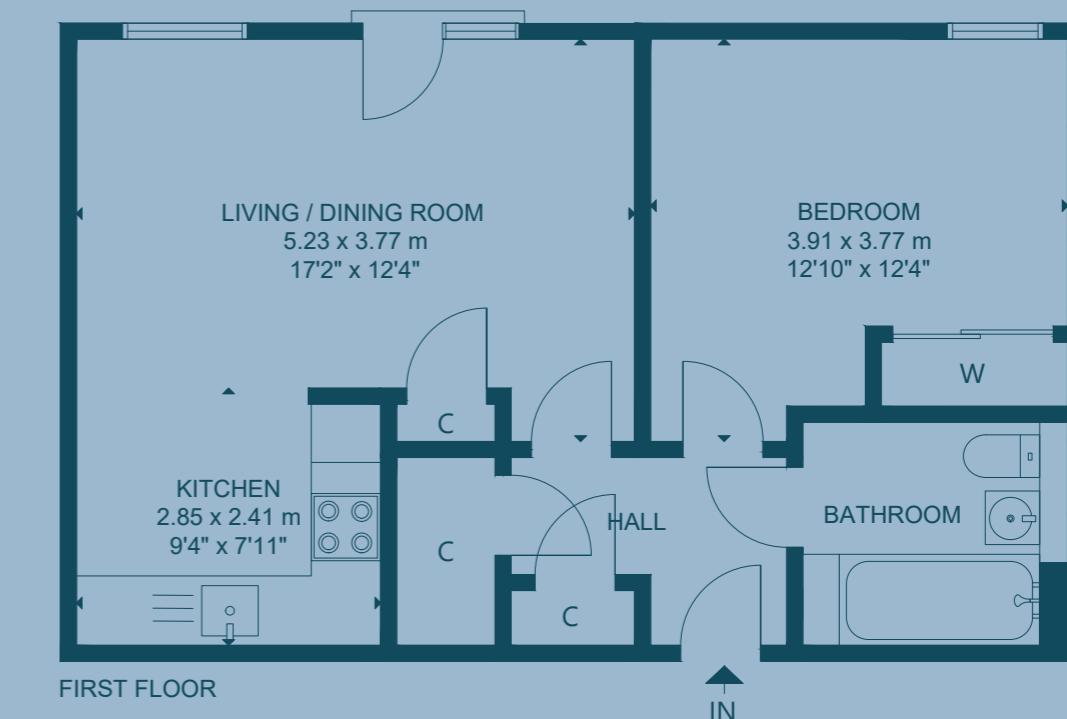
walk away on Niddrie Mains Road which also has convenience stores for daily shopping needs.

The property is close to The Royal Infirmary, and The University of Edinburgh Kings Buildings.

Newcraighall Train Station is a ten-minute drive with regular links to Edinburgh City Centre. Swift access to the City is also available thanks to the efficient bus service and the City Bypass is in easy reach.



## FLOOR PLAN:



25/6 Steedman Row, Craigmillar, Edinburgh, EH16 4FQ

Approx. Gross Internal Area

568 Sq Ft - 53 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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