



32/1 Tudsbery Avenue

Craigmillar, Edinburgh, EH16 4GX

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Summary

Presented with immaculate, contemporary interiors, this rarely available, generously proportioned ground-floor flat forms part of a modern development in Craigmillar and represents an ideal city home for young families, professionals, couples, downsizers, and rental investors alike, with three bedrooms, an open-plan living area, and two bathrooms. The development is accompanied by communal gardens and unrestricted on-street parking.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Ground-floor flat in Craigmillar\Part of a modern development
- Immaculate, contemporary interiors
- Fully wheelchair accessible
- Spacious accommodation with just under 100sq.m.
- Secure shared entrance
- Hall with excellent built-in storage
- Open-plan kitchen/living/dining room
- Southeast-facing living area enjoying all-day sunshine
- Three well-proportioned bedrooms
- One en-suite shower room
- Separate bathroom
- Communal gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - B







Ground-floor flat in
Craigmillar with immaculate,
contemporary interiors





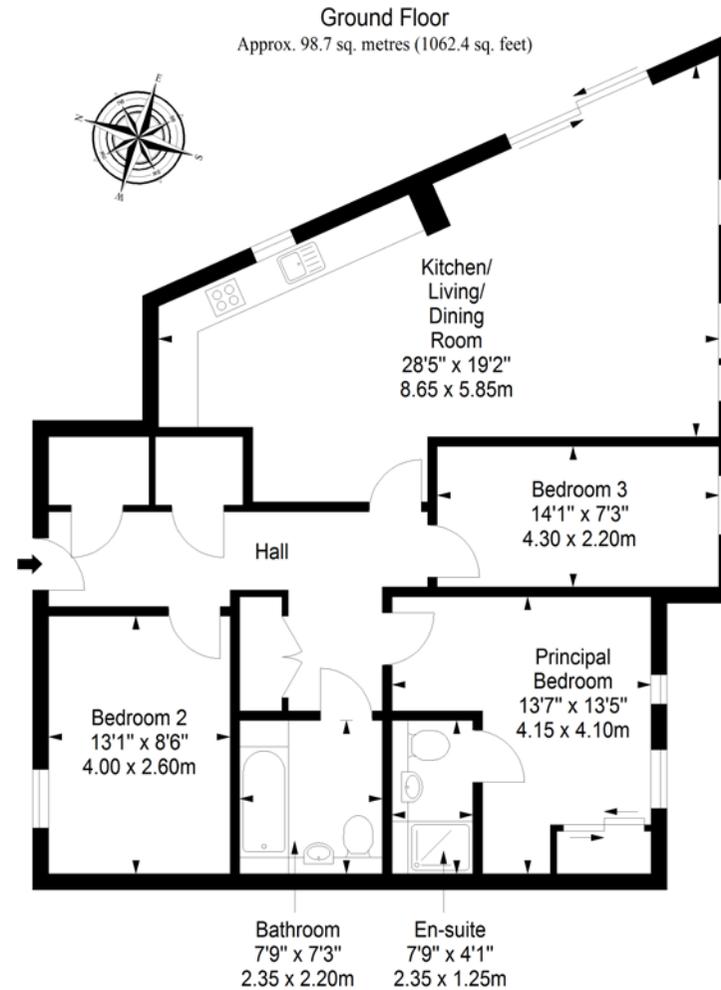


Three well-proportioned bedrooms, one en-suite shower room and a separate bathroom





Floorplan



Total area: approx. 98.7 sq. metres (1062.4 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.