

91/6 Whitehill Street, Lilybank Newcraighall, Edinburgh, EH21 8QY

OFFERS OVER £165,000



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- Bright first floor flat in true 'move-in' order
- Large twin-windowed living/dining and separate kitchen
- 2 double bedrooms with mirrored fitted wardrobes, spacious en suite shower room and main bathroom
- Double glazing and modern gas central heating
- Small private development
- Communal grounds and allocated parking bay
- Excellent commuter base
- EPC C

Description

This beautifully presented first floor flat forms part of an individually designed block of only 8 flats. Larger than many others in this price range, the property boasts a well-designed internal layout (70 sqm) which has been completely upgraded and freshly decorated throughout. The living/dining room which benefits from two windows gives direct access into the stylish fitted kitchen/breakfast room complete with integrated appliances. There is also a sizeable hall, master bedroom boasting a now enlarged en suite shower room (with an extra-wide enclosure), 2nd double bedroom and equally smart fitted bathroom/shower. Modern fittings and easily-kept flooring combine to make this an all-together ideal home for any age group. A secure entry system controls access to the building.





Central Heating and Double Glazing

Gas heating (installed in 2017) is complemented by uPVC double glazing.

Garden and Parking

There are landscaped communal gardens and an allocated parking space within the off-street private car park.

Location

Lilybank was built in 2006 and is quietly located near the entrance to Maingait Medway. Once a village, the south-eastern suburb of Newcraighall has greatly expanded in recent years through modern housing developments. Neighbouring Newcraighall is an extensive out-of-town Fort Kinnard shopping mall offering a Cinema, over 70 major retail outlets plus a great line-up of restaurants and cafes. A 24-hour Asda, modern sports centre, cycle tracks, Portobello beach, several golf courses and St Margaret University are also all within easy reach. It straddles Newcraighall Road right beside an access point to the A1 which leads to the A68, A7 and the City By-pass leading to motorway networks beyond. An excellent choice of bus services, the Park-and-Ride plus Newcraighall rail station (Borders line) make this an ideal commuter base (5 miles into Edinburgh's City Centre).

Factor

The development is managed by Abacus Factors incurring a monthly cost of £70.00 pcm for flat 6 (including Buildings Insurance).

Home Report

The property has been valued by surveyors at £170,000 and the Home Report is available from the ESPC web site.

Council Tax and Energy Performance Certificate

The property lies in Council tax Band C and has a C-rated EPC.

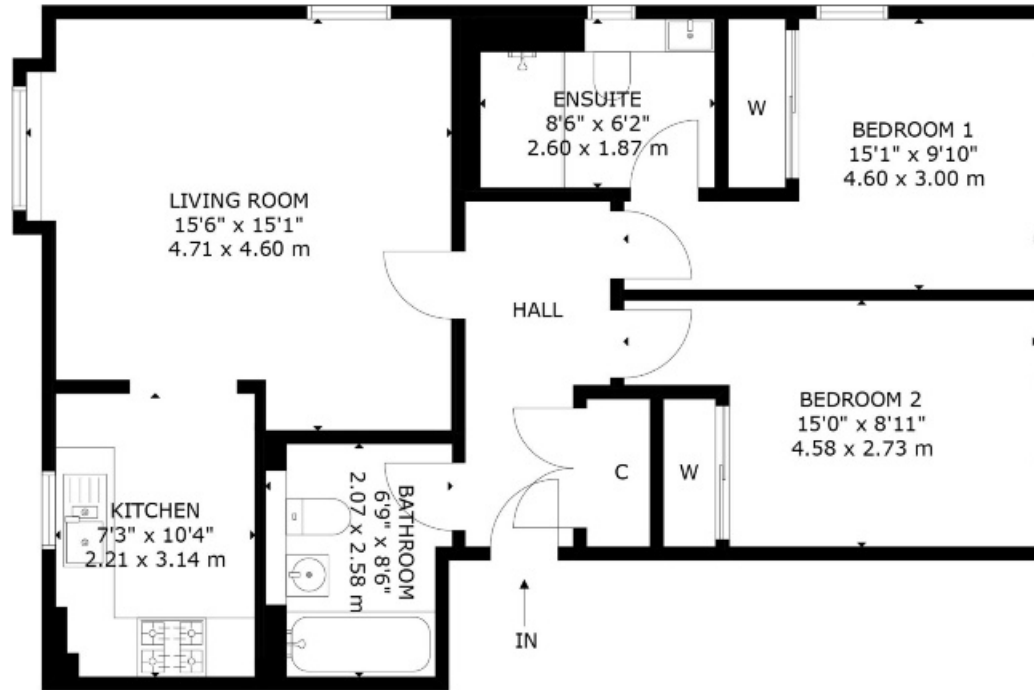
Viewing

Telephone Agents 0131 229 3399 (07595820611 out with office hours) to view.

Extras

The sale price includes all the integrated appliances, fitted carpets and blinds.





FIRST FLOOR

91/6 WHITEHILL STREET, NEWCRAIGHALL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 757 SQ FT / 70 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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