



1/3 Matthew Street, Craigmillar
Edinburgh, EH16 4GZ



"1/3 Matthew Street is an immaculately presented, spacious and stylish 1st floor flat situated within a modern development"

- ENTRANCE STAIRWELL
- SECURE DOOR ENTRY SYSTEM
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- GOOD LOCAL AMENITIES





LOCATION

Craigmillar is a long established district lying to the south east side of the City. Local amenities are well provided for including local shops such as a Tesco Metro, a doctor's surgery, dentist, and recently-opened library and slightly further away at Fort Kinnaird Park Retail Complex offering many high street stores and eateries, Asda Superstore and Cameron Toll shopping where there are a Sainsbury's Superstore and Fuel Station along with other high street outlets and banking services.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

There is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

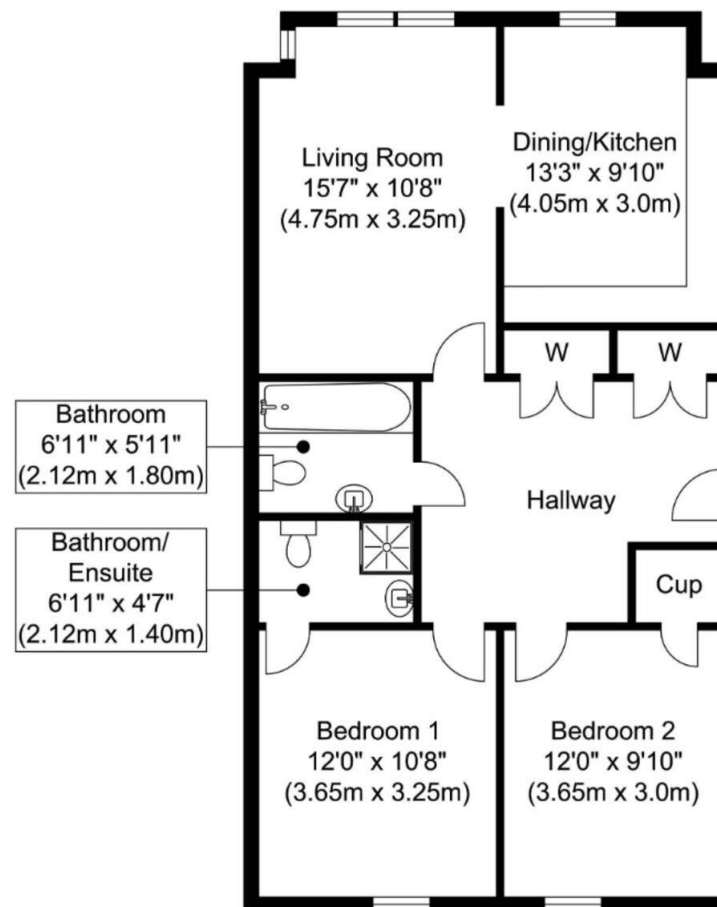
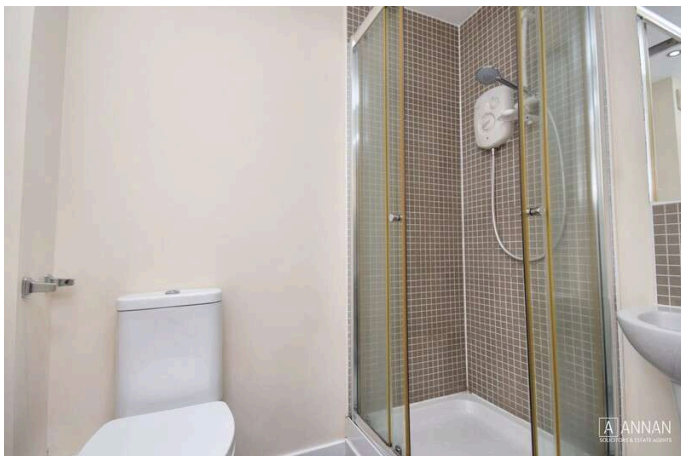
1/3 Matthew Street is an immaculately presented, spacious and stylish 1st floor flat situated within a modern development close to many local amenities and a short drive from Fort Kinnaird Retail Park.

Entered through a well-maintained stairwell via a secure door entry system, the accommodation comprises: entrance hall with generous storage cupboards off; living room with dual aspect windows and sliding double doors to modern, well-equipped dining kitchen; two generous double bedroom, 1 with contemporary ensuite shower room off, both with built-in storage cupboards and stylish family bathroom. The property benefits from gas central heating, double glazing, excellent storage throughout and unrestricted residents parking.

EPC RATING

The energy efficiency rating for this property is band B

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approximate Floor Area 805.78 sq. ft. (74.86 sq.m)

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A ANNAN
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