





This tastefully presented end terrace home is offered to buyers and be in no doubt, you will be impressed by not only the fantastic natural light, the high standard of finish, the impressive gardens but also the spaciousness of each room, making this the ideal family home. Set over two levels the accommodation briefly comprises on the ground level :- a bright double aspect lounge with a multi-fuel stove with wooden mantel as the focal point of the room; a stylish kitchen with excellent storage and worktop space set nicely off by attractive tiling; leading from the kitchen is a snug making an ideal home office and a conservatory. On the upper level are 3 generous sized bedrooms and a spacious modern family bathroom. The property has gas central heating, double glazing and lovely decor throughout. Externally are well maintained gardens giving a safe and private space for children and pets and a mixture of grassed, paved, mature shrubs and vegetable patch which any garden enthusiast will appreciate.

- Stunning end terrace family home in turn key condition with impressive wrap around gardens
- Bright double aspect lounge with multi-fuel stove.
- Stylish modern kitchen with access to conservatory and a sep dining / snug area,
- 3 double bedrooms and refitted family bathroom



Location

There is a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a five-minute walk from the property. The Edinburgh Royal Infirmary hosts the Edinburgh University Medical School, with the Sick Children's Hospital. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City By-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. Recreational facilities include many delightful walks around Craigmillar Castle and the surrounding grounds and Ellens Glen which takes you over to Burdiehouse country park. The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.

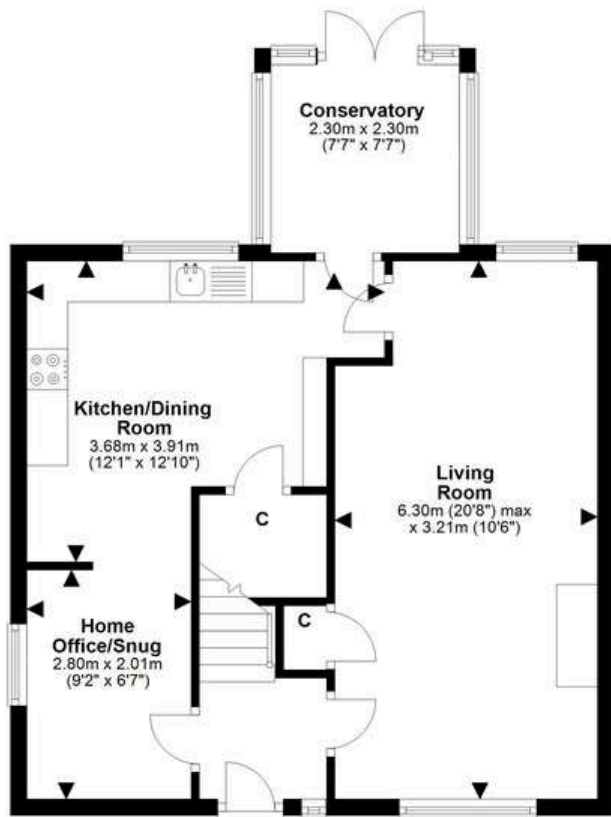
Extras

Included in the sale are all window coverings, light fittings, kitchen white goods, garden storage and child's swing.

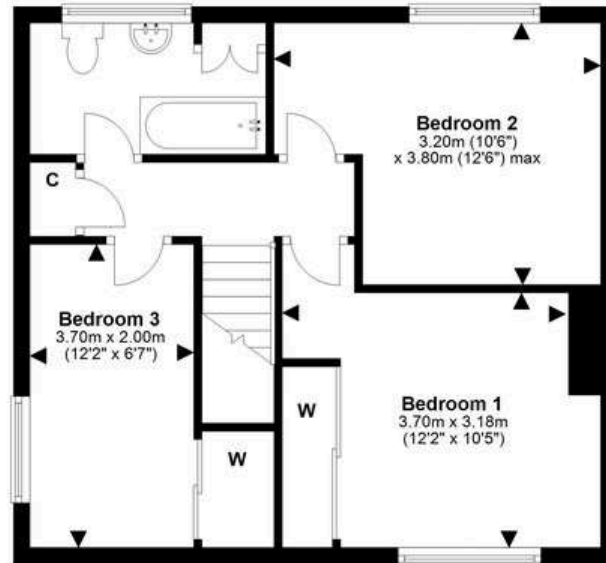
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia on 07590 041169

EPC Band - C



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report. Plan produced using PlanUp.



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