



Solicitors & Estate Agents










Offers Over

£55,000

48/2 Castleview Grove

Craigmillar | Edinburgh | EH16 4BN

Shared ownership opportunity to purchase a quarter-share of this two-bedroom ground floor flat, quietly positioned within a popular pocket of Craigmillar. Near a host of excellent amenities and transport links, the property is an ideal purchase for first-time buyers.

-  2 beds
-  1 public
-  1 bathroom
-  Shared gardens
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the accommodation briefly comprises; bright and airy lounge/diner with room for different configurations, fully-fitted kitchen with freestanding appliances, tiling in splash areas and direct access to the shared garden, front-facing double bedroom with integrated wardrobes and space for freestanding furniture, second single bedroom with a rear outlook, partially-tiled bathroom with an over-bath shower, and hallway with handy storage provisions.

Further benefits include a gas central heating, double glazing and a common entrance with secure entry phone system.

Purchasers will own 25% of the property subject to approval by Link Housing who own the remaining 75%. Rent of 210.63 payable to Link Housing monthly.

Factor fees payable of £64 monthly.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-kept communal gardens to both the front and rear for residents to enjoy. For the car owner, there is an allocated parking space as well as on-street free parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

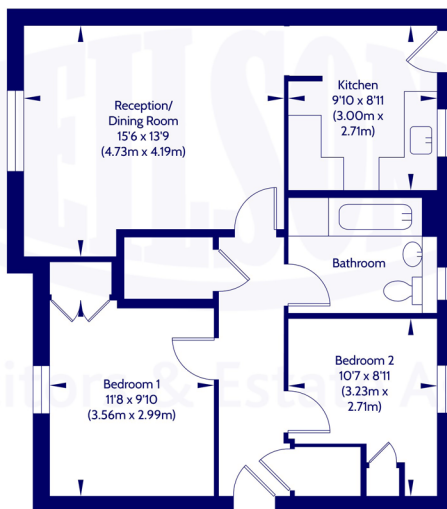
The Craigmillar area has undergone substantial redevelopment in recent years and offers excellent amenities including a Lidl superstore whilst Morrisons Gilmerton and a 24-hour Asda at The Jewel are both a short drive away. The Cameron Toll Shopping Centre and Fort Kinnaird retail parks, both close by, offer an extensive range of high street named shops and superstores. The area is also ideal for the commuter with many excellent bus links within walking distance, serving the City Centre and surrounding areas and the City of Edinburgh Bypass and A1 within easy reach, and linking Scotland's main motorway network system. Leisure and recreational facilities include the nearby Portobello promenade, Craigmillar Castle, Prestonfield and Duddingston golf courses together with Ballantynes Health & Fitness Club. The area is a short distance to the Royal Infirmary and Edinburgh University and schooling in the area is well-represented right through from nursery to senior level.





Approx. Gross Internal Floor Area 62.17 Sq M / 669 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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