



11 Capella Gardens, Edinburgh EH16 4FS

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with excellent storage.
- Fully tiled Cloakroom/WC.
- Living room overlooking the front of the property.
- Superb open plan dining kitchen with some appliances.
- Large patio door providing access to rear garden.
- Upper landing with access to half-boarded attic.
- Master bedroom with Juliet style balcony & fitted storage.
- Further double bedroom.
- Single bedroom.
- Contemporary fully tiled fitted bathroom and shower.
- Gas central heating.
- Double glazing.
- Private garden area to front.
- Enclosed good-sized garden at rear with patio area.
- Well maintained communal grounds.
- Ample on-street parking & residential parking bays.
- NHBC Guarantee.



GENERAL DESCRIPTION

A semi-detached villa situated within the Greendykes district of the City, a short journey to the southeast of Edinburgh City Centre. There is an excellent range of local amenities close at hand and the property would make an ideal purchase for a first-time buyer/young couple.

FACTORING NOTE:

The communal areas within the Development factored by RMG Living and Ross & Liddell at an approximate charge of £150 per annum.

TENURE	FREEHOLD.
COUNCIL TAX BAND	D.
EPC BAND	B.
TRAIN STATION	APPROXIMATELY 1.4 MILES TO NEWCRAIGHALL STATION.
AIRPORT	APPROXIMATELY 16.5 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES (ROUTES 2, 14, 18, 21, 30, 46 AND 48).
PRIMARY SCHOOLS	NIDDRIE MILL PRIMARY SCHOOL, ST FRANCIS RC PRIMARY SCHOOL, CASTLEVIEW PRIMARY SCHOOL (ALL WITHIN 0.4 MILES)
HIGH SCHOOLS	CASTLEBRAE COMMUNITY HIGH SCHOOL (0.3 MILES) AND HOLYROOD RC HIGH SCHOOL (1.1 MILES)

LOCATION

The popular Craigmillar district is around 4 miles southeast of Edinburgh City Centre and is a perfect setting for young families and professionals keen to escape the hustle and bustle of the capital, without leaving the city limits. The area is a short distance to the Royal Infirmary and Edinburgh University while schooling in the area is well represented right through from nursery to senior level. Residents are situated in close proximity to Craigmillar Shopping Centre, and a short drive to both Cameron Toll Shopping Centre and Fort Kinnaird Retail Park. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The area is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian. Newcraighall Train Station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, SOME CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING DISHWASHER, AND AUTOMATIC WASHING MACHINE WITHIN THE PANTRY CUPBOARD WITHIN THE RECEPTION HALL. THE SUMMERHOUSE IN REAR GARDEN, THE WARDROBES AND BOOKSHELVES WITHIN THE MASTER BEDROOM AND MIRRORED TILES ON THE DINING ROOM WALL WILL ALL BE INCLUDED WITHIN THE FOR SALE PRICE.



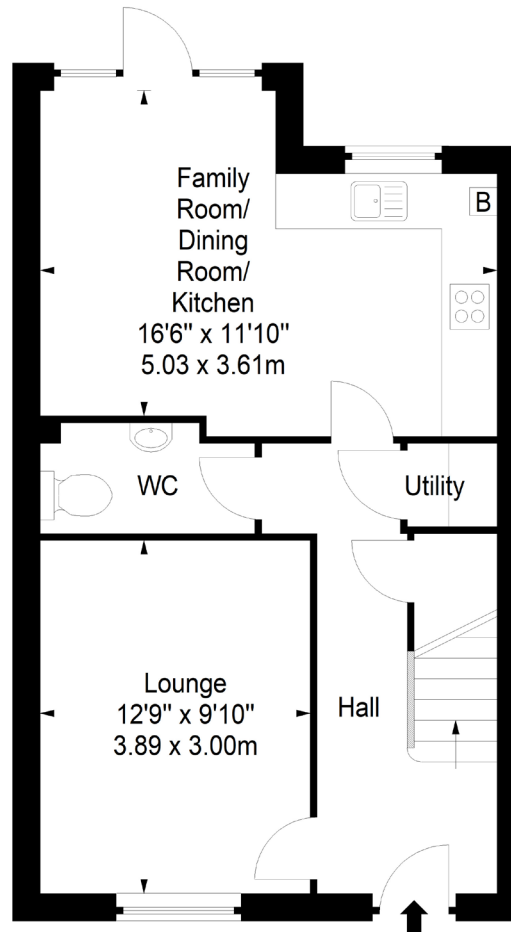


**ENERGY PERFORMANCE
CERTIFICATE RATING B**

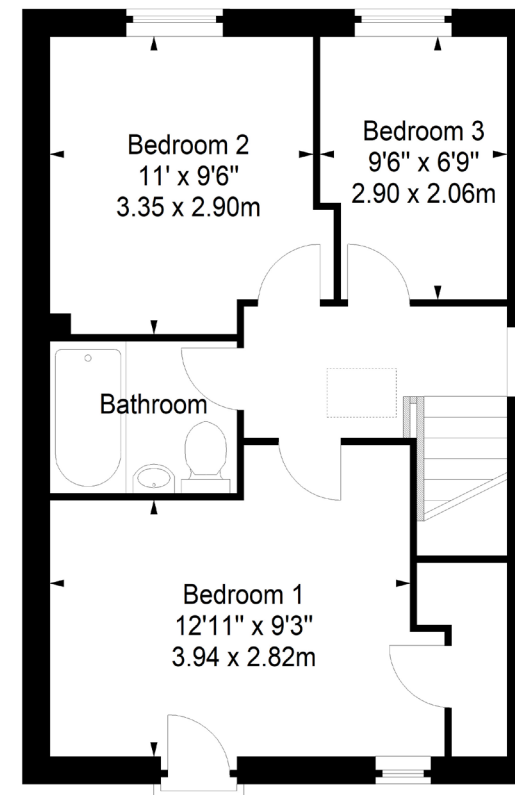
**Capella Gardens,
Edinburgh,
Midlothian, EH16 4FS**



Approx. Gross Internal Area
890 Sq Ft - 82.68 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.