

27/3 Craigmillar Castle Avenue
Edinburgh EH16 4DL



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**27/3 Craigmillar Castle Avenue
Edinburgh EH16 4DL**

A spacious bright first floor flat served by an entryphone system situated in the Craigmillar area of Edinburgh with an open outlook. Craigmillar has undergone considerable redevelopment in recent years and this property would suit a first time buyer. There are local shopping and other amenities close by and the Cameron Toll shopping centre is only a short distance away. There are bus services to the City Centre a short distance away and the property is well situated for the Edinburgh Royal Infirmary and for access to the City Bypass. There is a fitted kitchen and bathroom and fitted carpets. The spacious accommodation comprises Entrance Hall, lounge with windows to front, fitted Kitchen, two double bedrooms and a bathroom. The property has double-glazed windows throughout and electric storage heating.

Entrance Hall. Fitted carpet. Storage cupboard, electricity meters and consumer units. Electric storage heater, Entryphone.

Lounge (3.88m x 3.05m approximately - irregularly shaped) Double glazed windows to front; Fitted carpet, Electric storage heater, Glazed Door. Three double 13 amp sockets.

Fitted Kitchen (3.25m x 1.89m approximately) with modern wall and floor units and ample worktops incorporating a stainless steel inset sink with mixer tap, Electric Cooker with filter hood over. Cupboard containing hot water cylinder Automatic washing machine and fridge included, vinyl floor, fluorescent light, Electric storage heater Three double 13 amp sockets and dedicated supplies.

Double Bedroom 1 (4.36m 3.89m approximately) Attractive bright room with two double glazed windows to front with open outlook, Built in wardrobe cupboards, Deep shelved cupboard, Fitted carpet, Electric storage heater, Curtain poles and curtains, Two double 13 amp sockets.

Double Bedroom 2 to rear (3.76m x 3.71m approximately - irregularly shaped) double glazed window, fitted carpet, Electric storage heater, Two double 13 amp sockets.

Bathroom (2.34m X 1.53m) Three piece white suite of bath, wash hand basin and WC. Partly tiled, Mira Instant Electric Shower over bath, Shower curtain. Mirrored door cabinet.

Shared drying green to rear

Owner: Trang

Price: Fixed Price £99,950

Viewing: By appointment:
tel 07775 873700

