



6 Nether Craigwell, Edinburgh, EH8 8DR

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Villa

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Property Description

Light and tastefully presented, three-bedroom, mid-terrace villa, set over three floors, forming part of a period conversion of a characterful former brewery. Rarely available and superbly located in Edinburgh's Holyrood area, close to the historic Old Town conservation area, in the heart of the city.

Comprises an entrance hall, a living/dining room and kitchen, three bedrooms, an en-suite, and a family bathroom.

An exceptional location, within easy reach of the Royal Mile, Waverley mainline station, St James Quarter, Princes Street and the open spaces of Holyrood Park.

Highlights include a south-facing Juliet balcony for the lounge, and terrace access for the master bedroom, a fitted kitchen, and contemporary flooring. In addition, there is gas central heating, skylight and sash and case windows, excellent storage, an allocated courtyard parking space, and a shared garden.

A welcoming entrance hall offers space for outerwear, features a useful understair storage cupboard, and provides access to the generously proportioned principal bedroom. Beautifully presented with light, neutral décor and laminate flooring, this spacious retreat enjoys direct access to a private terrace, along with a well-appointed walk-in wardrobe with lighting and a contemporary en-suite shower room.

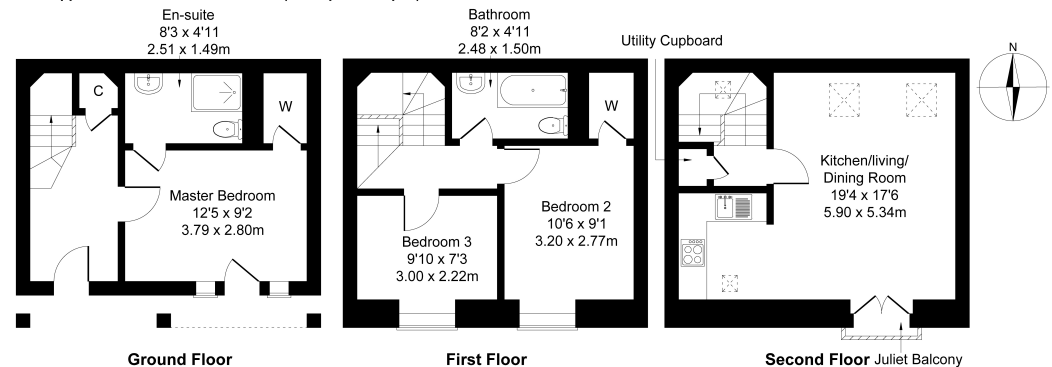
The first floor hosts two further well-proportioned double bedrooms, both finished in light, neutral décor with fitted carpets, while the second bedroom also benefits from a walk-in wardrobe with lighting. A family bathroom serves this level, complete with a three-piece suite, a shower over the bath, wall panelling, and wood-effect flooring. A practical utility room with a freestanding washing machine completes the floor.

Occupying the top floor, the impressive open-plan living, dining, and kitchen area provides a bright and airy space for relaxing and entertaining. Flooded with natural light from skylight windows and a south-facing Juliet balcony, the room enjoys a pleasant sense of space. The lounge area is finished with comfortable carpeting, while the kitchen benefits from easy-maintenance flooring. Fitted with contemporary units, wood-effect worktops, a tiled splashback, a sink with drainer, an integrated electric hob and oven, and a freestanding fridge/freezer, the kitchen offers both style and practicality.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Holyrood is a historically significant and centrally located area of Edinburgh, home to some of the city's most iconic landmarks including the Scottish Parliament, the Palace of Holyroodhouse, and the Dynamic Earth science centre. Set against the backdrop of Holyrood Park and Arthur's Seat, the area offers dramatic scenery and ample green space, providing a peaceful retreat within walking distance of the city centre. The area enjoys close proximity to a wealth of cultural, historic and civic attractions including Edinburgh Castle, St Giles' Cathedral, the Grassmarket,

and the Royal Mile. The Royal Mile itself is a vibrant thoroughfare filled with traditional pubs, cafés, restaurants, independent boutiques, and artisan shops. Excellent transport links are available via Waverley Station and St Andrew Square, with regular bus services operating from nearby Meadowbank. For motorists, the A1 and Edinburgh city bypass are also easily accessible.





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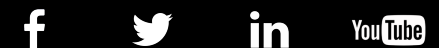
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