



25/1 Lurie Place
CRAIGMILLAR | EDINBURGH | EH16 4FY


warners
solicitors & estate agents



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Located south east of Edinburgh's city centre and offering easy access to good public transport links, this lovely apartment will offer immense appeal to a wide range of buyer. Enjoying well presented interiors and neutral décor, this spacious two-bedroom second floor flat forms part of a striking modern development conveniently placed for those connected to the nearby Royal Infirmary. The open plan living/dining/kitchen is of an excellent size and features French doors allowing for an abundance of natural light. The kitchen is fitted with high gloss modern units with integrated, and space for, appliances. Both bedrooms are well-sized doubles and also benefit from a French doors, and a modern family bathroom completes the accommodation internally. Early viewing is recommended to appreciate the standard of accommodation on offer.

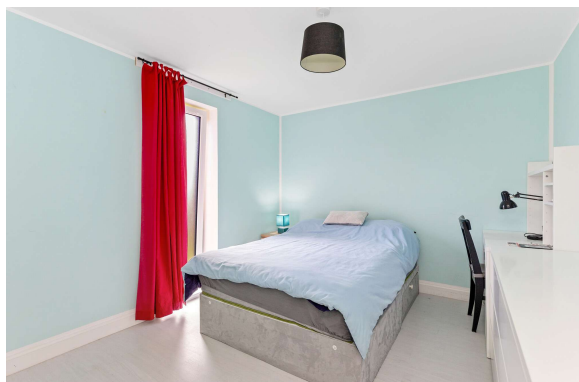
- Welcoming entrance hallway with storage
- Spacious living/dining/kitchen with French doors
- Modern kitchen with integrated, and space for appliances
- Two double bedrooms both featuring French doors
- Contemporary bathroom with shower over bath
- Gas Central Heating and double glazing
- Security entry
- Residents' car park
- Communal grounds

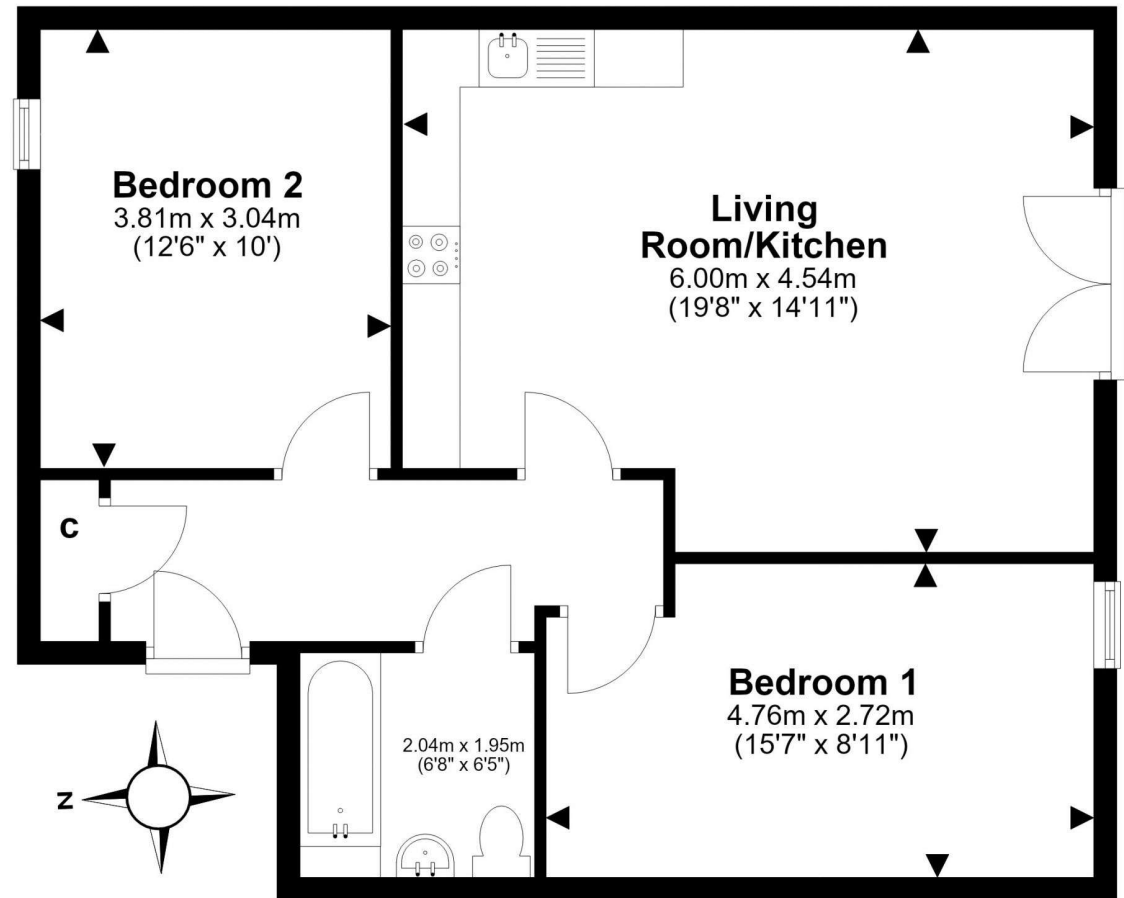
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances as well as fridge & washing machine will be included in the sale of the property along with wardrobe in bedroom 2, all light fittings and TV bracket. EPC: B. CT: B. Factoring: Ross & Liddell Approx. £90 P/M & RMG Approx. £15 P/Q.

The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent choice of High Street names at nearby Fort Kinnaird and the Cameron Toll Centre. Schooling is well represented from nursery to senior level and the property is also conveniently placed for those connected to the Royal Infirmary. An efficient public transport network is on hand, which operates to other parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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.