

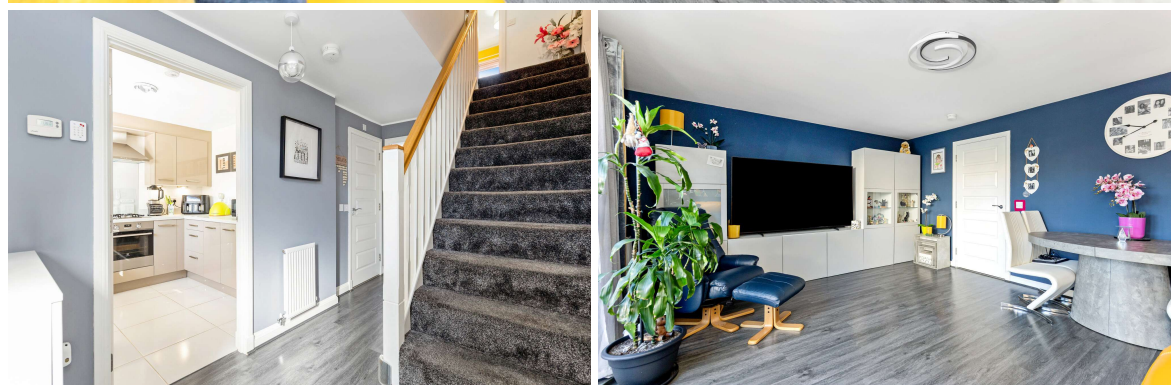


19

21

19 Princess Mary Road, Craigmillar
| EDINBURGH | EH16 4FU


warners
solicitors & estate agents



19 Princess Mary Road, Craigmillar

| EDINBURGH | EH16 4FU

Warners are delighted to present this appealing mid-terraced villa, quietly positioned within a sought-after modern development and offering excellent family accommodation. The property boasts a fully enclosed rear garden and enjoys a convenient setting, with excellent amenities and transport links close by, including the Royal Infirmary, Fort Kinnaird, railway stations at Shawfair and Newcraighall, and the City Bypass. Viewing is highly recommended to fully appreciate this lovely home, which offers a light and spacious interior enhanced by contemporary decor and attractive modern fittings.

The accommodation comprises a welcoming entrance hallway with useful storage, leading to a bright and generously proportioned living/dining room with French doors opening directly onto the rear garden. A stylish fitted kitchen with integrated appliances provides a well-equipped cooking space. Upstairs, there are three well-proportioned bedrooms, including a particularly bright principal bedroom benefiting from a Juliet balcony and deep storage cupboard, together with an exquisite modern bathroom featuring a shower over the bath. A convenient downstairs WC/utility cupboard adds further practicality.

Further benefits include gas central heating, double glazing and plenty of on-street parking to the front. The fully enclosed rear garden is particularly appealing, featuring an astroturf lawn alongside patio and decking areas, creating an excellent space for outdoor relaxation and dining. Early viewing is highly recommended.

- Sought-after, tucked-away modern development
- Excellent family-sized mid-terraced villa
- Bright living/dining room with garden access
- Stylish fitted kitchen with integrated appliances
- Principal bedroom with Juliet balcony
- Fully enclosed garden with patio, decking & astroturf

Council tax D. Energy Rating B
Factor - approx £150 per annum

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

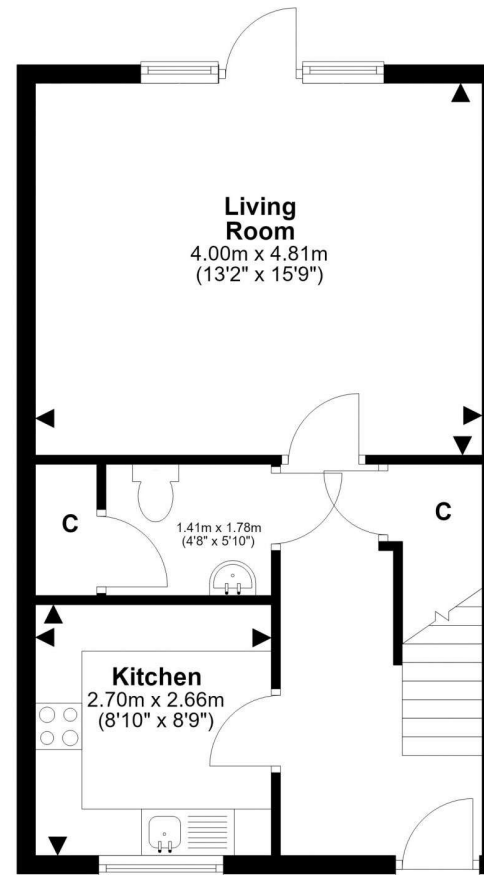


All fixtures, fittings, integrated kitchen appliances, & blinds will be included in the sale.

Other items of furniture are available under separate negotiations.

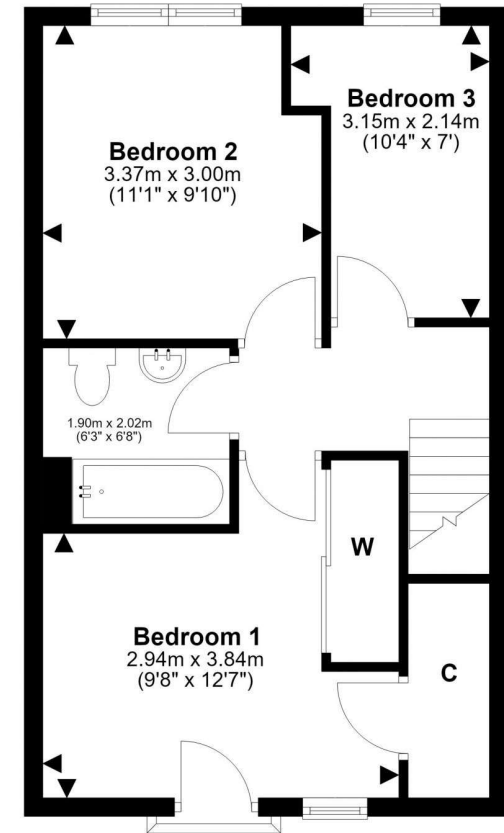
The popular Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years and there is a good range of shopping outlets in the vicinity, including small specialist shops serving the local community and an excellent choice of High Street names at nearby Fort Kinnaird and the Cameron 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.





Ground Floor

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.



First Floor