



1/10 Lurie Place
CRAIGMILLAR | EDINBURGH | EH16 4FY


warners
solicitors & estate agents



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Nestled in the heart of a modern, manicured development, moments from the Edinburgh Royal Infirmary and Fort Kinnaird Retail Park is this immaculately presented top floor apartment. Boasting panoramic views, manicured communal grounds, abundant residents' parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright dual aspect lounge/kitchen with generous dining space, a Juliet balcony, ample living space and a contemporary kitchen section with attractive units and worktops. There are two well-proportioned double bedrooms (both with Juliet balconies which flood the rooms with natural light) and the flat is completed by a stylish bathroom with shower over bath.

- Modern top floor apartment
- Close to the hospital and excellent amenities
- Quick transport links on your doorstep
- Welcoming hallway with good storage
- Bright open plan lounge/kitchen
- Two spacious double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

Energy Rating B, Council Tax B.

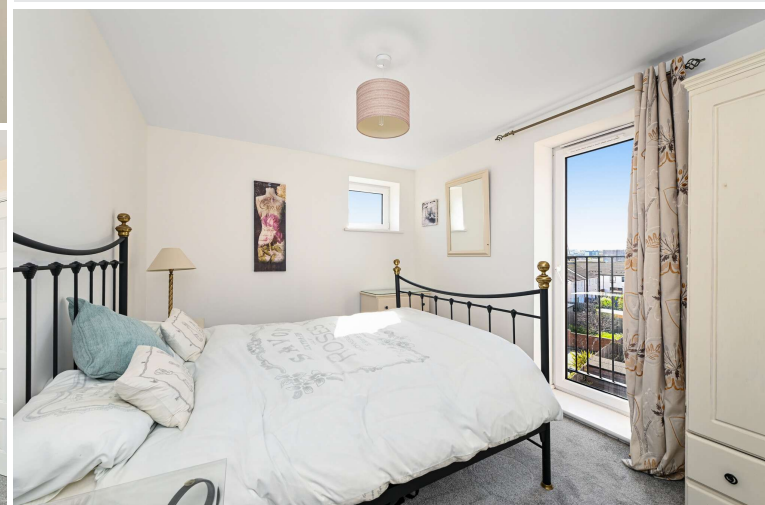
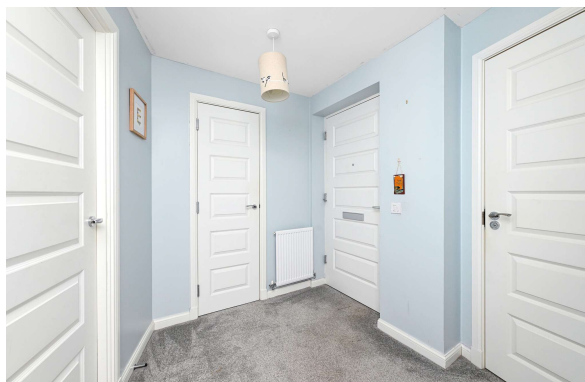
Factoring fee payable to Ross & Liddell approx. £87 per month.

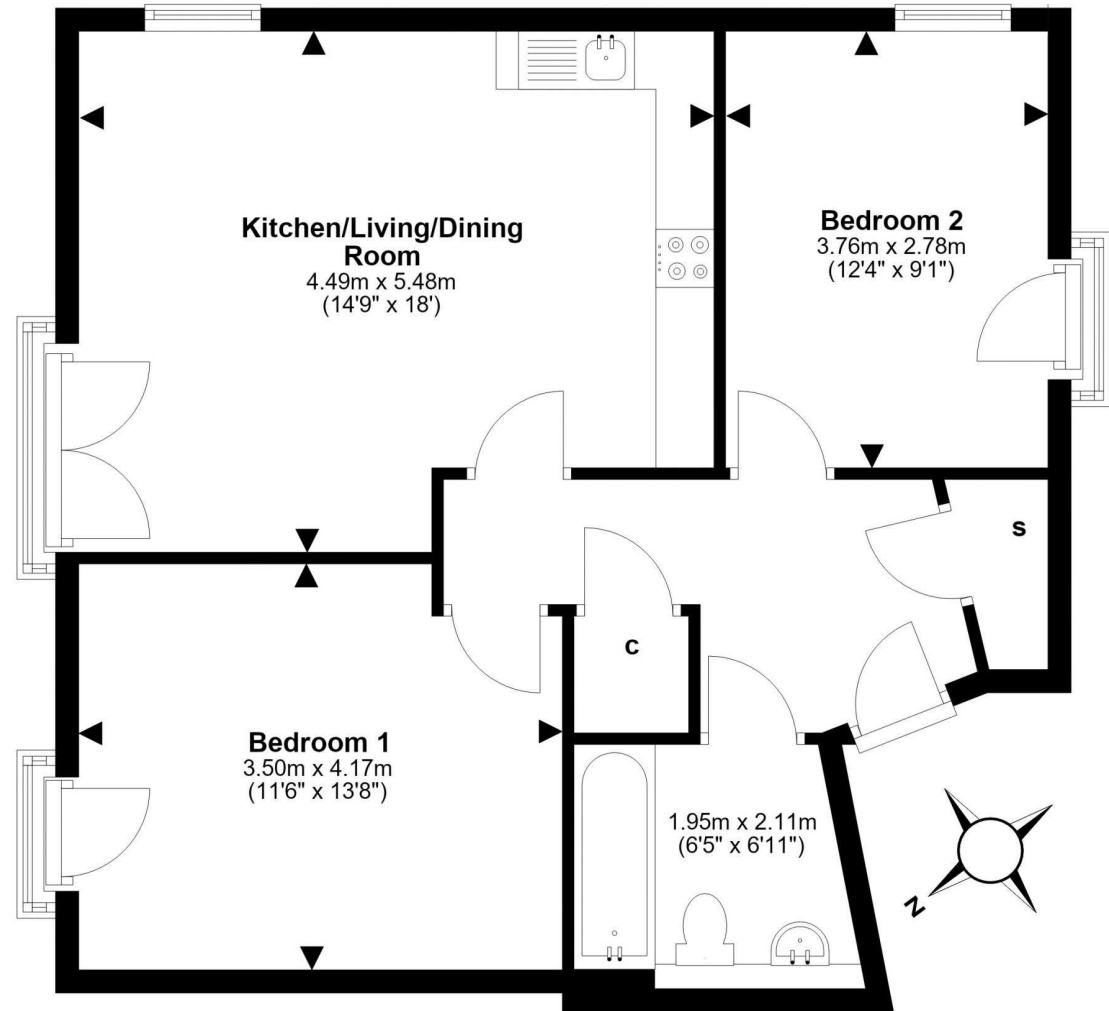
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtain, integrated kitchen appliances, washing machine, blue two seater sofa, red chair, dining table and blue chairs, TV in lounge, primary bedroom double wardrobe and bedside cabinets, cream wardrobe and chest of drawers in bedroom two will be included in the sale.

The Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further facilities are available at the Cameron Toll Shopping Centre and Fort Kinnaird Retail Park. Arthur's Seat and Holyrood Park are moments away, as is medieval Craigmillar Castle. Schooling is well represented from nursery to senior level. The Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, serving most parts of the city and surrounding areas. The City Bypass and main motorway networks are also conveniently close.





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.