



Solicitors & Estate Agents



10A Craigmillar Castle Gardens

Craigmillar | Edinburgh | EH16 4BR

A fantastic opportunity has arisen to acquire this outstanding and rarely available four-bedroom semi-detached home, quietly positioned within the popular Craigmillar area and close to excellent amenities, schooling and transport links. Offering well-proportioned and flexible accommodation arranged over three levels, together with driveway parking and a private rear garden, this impressive home will undoubtedly appeal to couples and growing families.

-  4 bedrooms
-  3 public rooms
-  3 bathrooms
-  Private garden
-  Driveway
-  EPC Band - B
-  Council Tax Band - D



Description

The welcoming entrance hallway leads into the main ground floor accommodation, with a useful understairs utility cupboard. The modern kitchen/diner is fitted with a range of integrated appliances, a water filter tap and under-unit lighting, with splashback areas partially tiled. A new boiler was fitted in 2023. Also located on the ground floor is a versatile library, enjoying a dual-aspect outlook and creating a cosy reading nook. The room offers flexible use as a study or dressing room and flows directly into double bedroom two, a comfortable double room with an electric fireplace and front-facing outlook. A superb shower room completes the ground floor and features a corner shower, fully tiled walls and tiled flooring, together with underfloor heating.

Stairs lead to the first-floor landing and a bright and airy lounge, enjoying a lovely dual-aspect outlook. Bedroom three is a comfortable double room with a quiet rear-facing outlook. A custom-built mezzanine bed, designed in a Wendy house style, provides additional sleeping space and incorporates bespoke storage below. Bedroom four is a good-sized single room with a front-facing outlook and offers further flexibility depending on individual requirements. The stylish family bathroom is fitted with a modern suite including a rainfall shower over the bath, tiled flooring, underfloor heating and a heated towel rail.

The second-floor landing provides access to a useful shelved linen cupboard and the principal bedroom. This generous double room benefits from a good-sized built-in cupboard with shelving and rails, together with a Velux window. The stylish en-suite shower room is fully tiled and features a double shower cubicle with rainfall shower, heated towel rail and tiled flooring. A separate study completes the accommodation on this level, with Velux window and useful eaves access.

Further benefits include gas central heating, double glazing and a security alarm.



Gardens & Parking

The private rear garden is particularly well equipped for outdoor use, featuring a wooden deck, pergola, AstroTurf and flower bed borders. There is an outdoor tap and power sockets, together with a shed benefiting from power. For the car owner, the driveway provides off-street parking for one car whilst there is ample unrestricted parking on-street for visitors.

Extras

Selected fixtures and fittings, including; integrated induction hob, double oven, hood, fridge-freezer, and dishwasher, freestanding washing machine, and dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





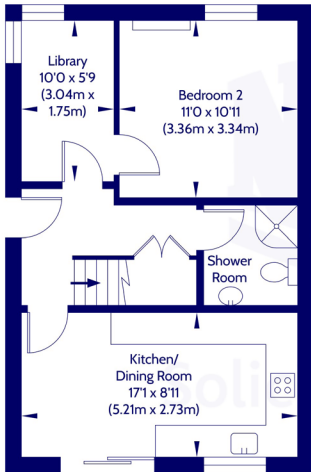
Location

The Craigmillar area has undergone substantial redevelopment in recent years and offers excellent amenities including a Lidl superstore whilst Morrisons Gilmerton and a 24-hour Asda at The Jewel are both a short drive away. The Cameron Toll Shopping Centre and Fort Kinnaird retail parks, both close by, offer an extensive range of high street named shops and superstores. The area is also ideal for the commuter with many excellent bus links within walking distance, serving the City Centre and surrounding areas and the City of Edinburgh Bypass and A1 within easy reach, and linking Scotland's main motorway network system. Leisure and recreational facilities include the nearby Portobello promenade, Craigmillar Castle, Prestonfield and Duddingston golf courses together with Bannantynes Health & Fitness Club. There is also a 24hr Gym located in Cameron Toll and a Pure Gym at Fort Kinnard. The area is a short distance to the Royal Infirmary and Edinburgh University and schooling in the area is represented right through from nursery to senior level.

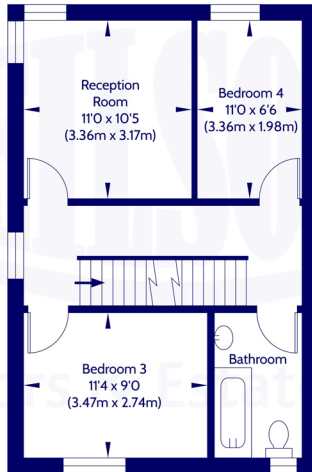




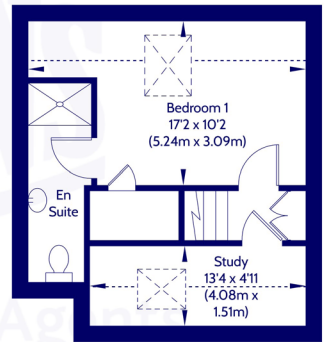
Approx. Gross Internal Floor Area 115 Sq M / 1240 Sq Ft.



Ground Floor



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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