



31 Lucy Colquhoun Cruik Edinburgh, EH16 4DD



EPC
Rating



Council
Tax Band





Property Summary

Situated within a popular residential development in Greendykes, this attractive two-bedroom terraced home offers well-proportioned accommodation arranged over two floors, complemented by a private rear garden.

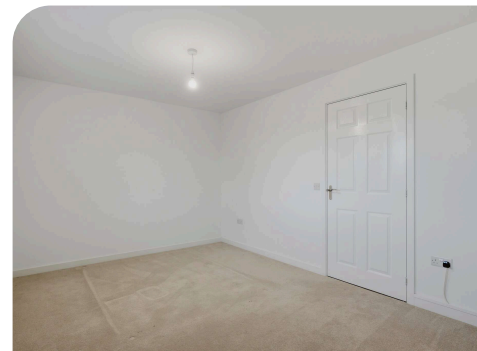
The ground floor comprises a welcoming lounge with room for dining which leads into a well-equipped kitchen, featuring door access opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A convenient downstairs WC/ utility room and useful storage cupboard complete the ground-floor accommodation.

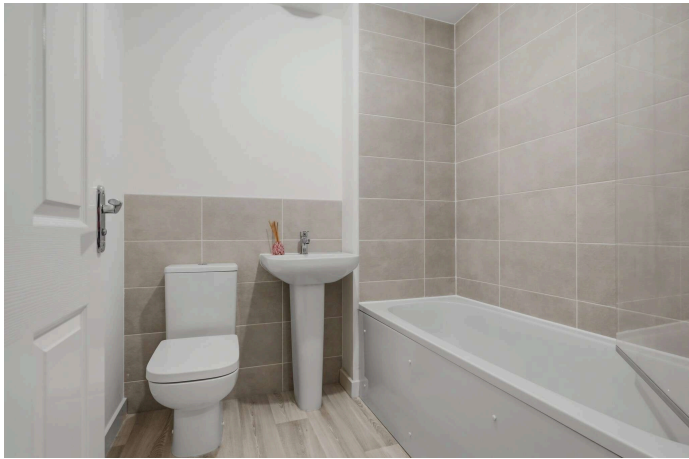


On the first floor, there are two generously sized double bedrooms, one benefiting from an integrated storage cupboard, alongside a contemporary family bathroom.

The property also benefits from a private driveway at the front of the property with an electric car charging point. As well as a high tech security system, complete with front and rear cameras.

Agents note: TV and blinds to be included as part of sale.





Location

Greendykes is an established residential area, south of Edinburgh City Centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A choice of supermarkets are within close reach, including a Lidl supermarket located on Niddrie Mains Road, a Morrison's supermarket on Gilmerton Road, and ASDA at The Jewel; whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high street

names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, Craigmillar Castle and Duddingston Golf Course offer open spaces. Greendykes is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport services are available within walking distance.





Scan the QR code
for up to date
price & viewing details



STURROCK
ARMSTRONG
& THOMSON

Contact us

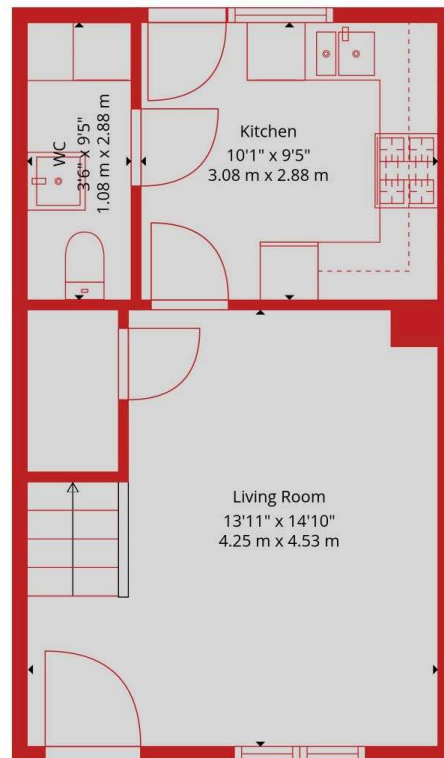
7a Dundas Street,
Edinburgh EH3 6QG

T: 0131 225 4082

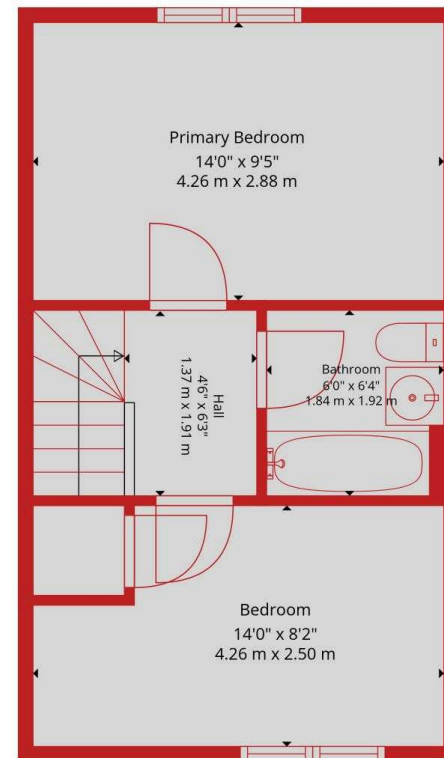
F: 0131 556 2079

E: property@satsolicitors.co.uk

www.satsolicitors.co.uk



1st Floor



2nd Floor



Total: 688 sq. Ft, 64 m2

1st Floor: 344 sq. Ft, 32 M2, 2nd Floor: 344 sq. Ft, 32 m2

Excluded Areas: Walls: 54 sq. Ft, 4 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



CHARTERED FIRM