



2/4 Castlevue Drive
CRAIGMILLAR | EDINBURGH | EH16 4BF


warners
solicitors & estate agents



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Set on a quiet street moments from Fort Kinnaird, Arthur's Seat and the Royal Infirmary is this spacious first floor apartment. Boasting an allocated parking space, a well-kept communal garden, gas central heating and double glazing this property would make an ideal first time buy or buy to let investment.

The accommodation comprises a welcoming entrance hallway with three ample sized storage cupboards, a bright dual aspect lounge/kitchen with attractive kitchen units and generous dining and living space. There are two well-proportioned double bedrooms (both with built-in storage) and the flat is completed by a stylish bathroom with shower over bath.

- Modern first floor apartment
- Close to excellent amenities
- Allocated parking space
- Welcoming hallway with storage
- Bright open plan lounge/kitchen
- Two double bedrooms
- Stylish bathroom
- GCH & DG

All floor coverings, oven, hob and extractor hood will be included. EPC Rating C.

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



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



