



8 Princess Mary Road
CRAIGMILLAR | EDINBURGH | EH16 4FU


warners
solicitors & estate agents



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Warners are delighted to present to market this most attractive detached four bedroom villa with private driveway, garage and private gardens, forming part of a select modern development in Craigmillar. This appealing property boasts a stylish contemporary interior and many pleasing features, including an generously sized south-west facing garden to the rear, making it the perfect family home. The living room features a large window which ensures an abundance of natural light. The kitchen/dining room is both practical and well-appointed and features on trend cabinetry and the room is large enough to accommodate dining facilities with ease and French doors give direct access to the fully enclosed private south-west facing rear garden. The ground floor accommodation is completed by a utility room and a WC compartment. On the upper floor are four bedrooms, two with built in wardrobes; the master has the advantage of an stylish en-suite shower room and this is in addition to the contemporary principal bathroom which boasts a stylish three piece suite. Further benefits on offer include gas central heating, double glazing and a useful attic.

- Welcoming entrance hallway
- Light & spacious living room with good sized storage cupboard
- Contemporary kitchen/dining room with French doors to garden
- Utility room
- WC
- Master bedroom with built in storage and en-suite shower room
- Three further double bedrooms (one with built in storage)
- Modern family bathroom with stylish three piece suite
- Gas central heating & double glazing
- Attic
- Driveway (can accommodate two cars)
- Single integral garage
- Private front & rear gardens, the generously sized south-west facing rear is mainly laid to lawn with an Indian sandstone patio, making it perfect for alfresco dining and outdoor entertaining.

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



Property sold as seen EPC: C

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.



