



6

6A CRAIGMILLAR PARK NEWINGTON EDINBURGH

A rare opportunity to acquire a truly exceptional, Impressive three bedroom ground floor main door apartment with a delightful conservatory forming part of an imposing B-listed Victorian building.

Vestibule, reception hallway, lounge, kitchen, conservatory, master bedroom with luxury en-suite, two further double bedrooms and a shower room.

Sash and casement windows with working shutters, gas central heating, storage, superior quality decor, front, rear and side landscaped gardens and free parking.

Fixed Price £375,000





GENERAL DESCRIPTION

Number 6A Craigmillar Park occupies the ground floor right hand side to an imposing Victorian building circa 1860's. The internal accommodation is elegant and the present owner has enhanced the property by retaining wonderful period style features blending a crisp, sharp and modern contemporary designed layout. On entering you are met with a huge reception hall which gives access to all rooms bar the conservatory. Lavish front facing lounge which is beautifully presented and drenched in natural daylight for the best part of the day, the individually designed kitchen has many features such as a concealed sliding pantry and access to a stone based tasteful conservatory with Fired Earth tiled flooring to rear. The master bedroom has a luxury en-suite and there are 2 good size double bedrooms, the third bedroom is currently being utilised as a home study and a luxury shower room is located at the end of the hallway. Sun trap seating area to rear and side of the apartment. Free parking.

Only by way of early internal inspection can you fully appreciate the property offered for sale.

SITUATION

Newington has an excellent range of local amenities and shopping facilities. There are also good public and private local schools. The City Centre is within easy reach via a regular bus service. Northbound and Southbound there are links to the City Bypass and Central Scotland M9/M8 network and Edinburgh Airport.

The property is also within walking distance of the King's Buildings and is close to the university at George Square, the Sick Childrens' Hospital and the New Royal Infirmary. Leisure facilities are on hand at the Royal Commonwealth Pool with Holyrood Park also within easy reach.





ACCOMMODATION

(All Sizes Approximate)

VESTIBULE

4'6" x 4'2" (1.39m x 1.27m)

Has a solid wood front door with overhead glazing. Cupboard contains the electric fuse box.

HALL

Impressive hallway with beautiful cornice, carpeted floor, overhead storage near the shower room containing the gas condensing boiler. Sea Grass carpet throughout. Cupboard with ample storage containing an automatic washing machine included. Halogen spotlights.

LOUNGE

18'1" x 13'7" (5.51m x 4.15m)

Exceptional double box bay windowed lounge with working shutters and Roman blinds. Period style cornice, solid wood flooring, black slate plinth, hearth and surround living flame gas fire with original oak mantelpiece. Shelving recess. Views to mature front garden and patio area.



KITCHEN

13'7" x 7'3" (4.14m x 2.21m)

Stylish, contemporary kitchen with ample storage units at high and low levels with concealed sliding pantry, under unit lighting, stainless steel 1 and 2 bowl sink with sliding glazed work tray, ample work surfaces which compliment the stylish units and Amtico flooring. Appliances comprise of a single oven, stainless steel gas hob with chimney style hood, built in microwave, integrated fridge freezer and a dish washer are all included in the sale. Halogen lighting. Access to the delightful rear conservatory.

CONSERVATORY

10'6" x 9'2" (3.20m x 2.80m)

An Amdega designed conservatory standing on a traditional stone base with latched lock windows and extendable pitched glazed roof. Fired Earth tiled flooring with electric underfloor heating. Side access through French doors to private sun trap seating area.

MASTER BEDROOM

17'8" x 10'2" (5.40m x 3.10m)

Huge master bedroom with quality wallpaper creating an accent wall. Cornice, sash and casement box bay window, Sea Grass carpet and access to luxury en-suite.



EN-SUITE

This crisp and modern en-suite is tiled to full height, complimenting the slate tiled floor. It has a fully enclosed cubicle with power shower and bi-fold door, wall mounted stylish basin with WC and concealed cistern. Privacy window. Modern vertical, space saving radiator. Lowered ceiling with halogen lights.

BEDROOM 2

14'11" x 12'8" (4.56m x 3.87m)

Situated peacefully to the rear of the property with twin sash and casement windows, the room is delightful which is complimented by real parquet flooring. Cornice. Views to the tranquil rear garden.

BEDROOM 3

10'2" x 8'11" (3.11m x 2.71m)

With a charm all of its own, is currently utilised as a comfortable home study. It could easily accommodate a double bed and has a sash and casement window to the side. Parquet flooring and steps lead down to the room. Internet access.

SHOWER ROOM

6'7" x 4'3" (2.03m x 1.30m)

Luxury shower room located to the end of the hallway. It has a curved shower cubicle with glass doors, modern power shower, slate tiled floor and tiling to walls, wall mounted basin and WC with concealed cistern. Modern vertical, space saving radiator. Lowered ceiling with halogen lights.

GARDENS

Meticulously well maintained gardens to the front, side and rear of the property. The rear having a private seating area, side garden to main entrance and the front having mature lime trees creating a sound and privacy banner. Storage cupboard for garden tools and outside tap.

PARKING

Free parking can be located to side roads.

sold on style™

If you are, call us to find out more about our bespoke service.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

Sunday 2-4pm or by appointment telephone Russel + Aitken or 0131 20 20 600.

PRICE

Fixed Price £375,000



Schematic Diagram only - Not to scale

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