



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**2 SANDILANDS VIEW  
CRAIGMILLAR, EH16 4DF**



## MID TERRACE HOUSE

- Kitchen/ Dining Room
- Living Room
- Four Bedrooms (One En-Suite)
- Bathroom
- WC Apartment
- On Street Parking
- Private Rear Garden
- Double Glazing and GCH
- EPC Rating - B





This excellently presented and naturally bright mid terraced villa is located near Craigmillar, South of Edinburgh's City Centre within a well-kept modern development. The property is conveniently situated close to local amenities and has excellent public transport links. The generous family accommodation comprises; welcoming entrance hallway, contemporary kitchen/dining with French doors to the rear garden, living room and WC apartment. The first floor has three well-portioned bedrooms and family bathroom. On the top floor lies the master bedroom with modern en-suite and walk in wardrobe. The property benefits from a neatly maintained private garden to the rear, gas central heating, double glazing and off-street parking. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven fridge-freezer, washing machine and dishwasher. The appliances included are sold as seen with no warranty provided.

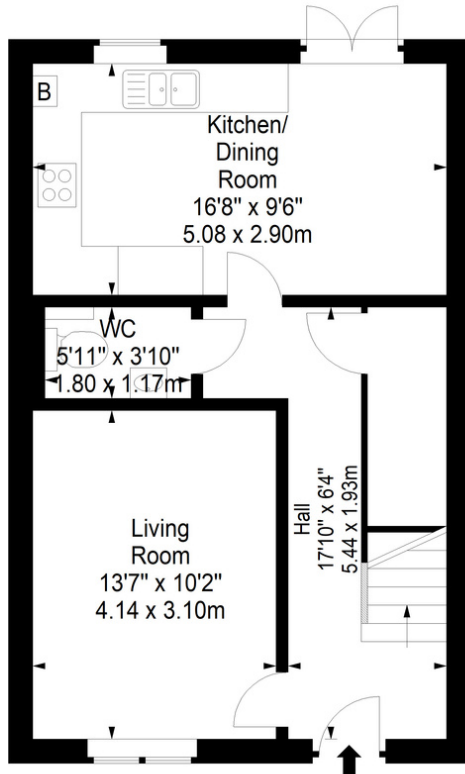
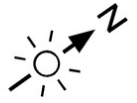




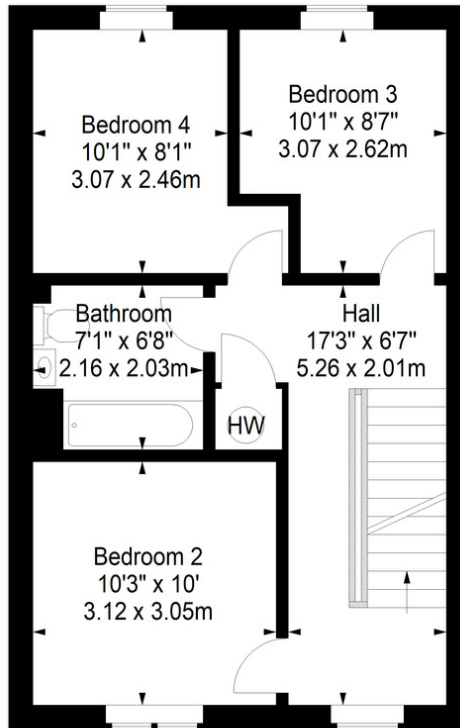
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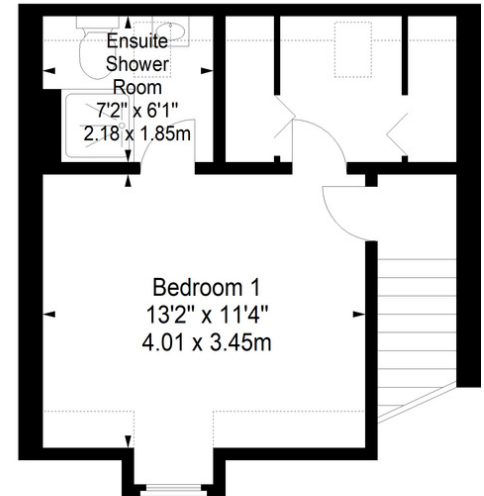
Approx. Gross Internal Area  
1247 Sq Ft - 115.85 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



Second Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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