

REDUCED FOR QUICK
SALE
FURNITURE INCLUDED



Craigmillar, Edinburgh

4 Castleview Drive
Fixed Price
£115,000

drummondmiller LLP
your property partner



- Generously proportioned main door lower villa with private front garden and furniture included.
- Popular modern development ideal for first time buyers or investors. Large sitting room with open plan dining area and modern kitchen with appliances.
- Large master bedroom with built in wardrobes and study/box room.
- Second double bedroom with built in wardrobes and bathroom with white three piece suite and shower.
- Gas central heating complemented by double-glazing.
- Allocated parking bay and mutual rear garden.
- Only one mile from Fort Kinnaird and Cameron Toll and within easy reach of the new Royal Infirmary, City Bypass and fast main roads.

Accommodation, in brief, comprises:

Lengthy reception hall, spacious sitting room, open plan dining area, modern fitted kitchen with appliances, master bedroom with built in wardrobes and study/box room, 2nd double bedroom with built in wardrobes and bathroom.

Edinburgh

Craigmillar, 4 Castlevie Drive

- Recent sale comparisons available
- NO OBLIGATION MARKET APPRAISAL

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Craigmillar is an established residential area now peppered with impressive modern developments, situated off Peffermill Road approximately 3 miles south of Edinburgh's City Centre. It lies close to the delightful village of Duddingston with its famous loch and is equally accessible to Holyrood Park. The area is well served by numerous local shops including a Post Office, bank, library and schools. At a distance of only one mile are Fort Kinnaird and Cameron Toll retail parks offering numerous retail facilities and recreational options.

Castlevie Drive is positioned off Craigmillar Castle Gardens which leads off Peffermill Road providing easy access to the Royal Infirmary. The property itself forms part of a modern residential development of contemporary design, with the benefit of allocated residents parking. This is a main door lower villa completed in June 2004, which boasts gas central heating, double-glazing and a private front garden. It is a bright home with generously proportioned accommodation and modern fixtures and fittings. The sitting room is very well proportioned and of open plan design to a dining area adjacent to the modern fitted kitchen which comes complete with appliances. Both bedrooms are comfortable doubles and offer built in wardrobes as well as a useful study/box room off the master. Furniture is included in the sale making this an ideal opportunity for first time buyers or investors and viewing is recommended.

Reception Hall

Entered from an opaque glazed door is a lengthy hallway with laminate flooring, smoke detector and ample power points. Storage is provided by a deep cupboard while pass door provide access to the sitting room, both double bedrooms and the bathroom.

Sitting Room 10'10 x 16'5 (3.30m x 5.00m)

This generously proportioned public room offers ample space for freestanding furniture as well as open access to the dining area and kitchen. The focal point of the room is a contemporary electric fire complemented by modern laminate flooring. There are several power points, a TV point and two windows to front gaining maximum natural light.

Dining Area

Of open plan design off the sitting room is a useful space, currently used for dining. Access is also provided to the kitchen.

Kitchen 10'8 x 11'6 (3.25m x 3.50m)

The sunny south facing kitchen features modern storage units at both floor and eye level which incorporate a cooker, washing machine, fridge/freezer and wall mounted Glow Worm combi boiler. Complementary work surface houses an inset stainless steel sink with drainer, mixer tap and tasteful splash back tiling. Several power points, a radiator and laminate flooring are provided. Maximum natural light is gained from a window and an opaque door to rear, opening directly onto the mutual rear garden.

Bedroom 1 10'9 x 11'11(3.32m x 3.63m)

The sunny south facing principal double bedroom is generously proportioned and as well as offering ample space for freestanding furniture, has the benefit of built in wardrobes and a useful study/box room. Laminate flooring, a radiator, TV point, and several power points are provided.

Bedroom 2 7'5 x 10'11 (2.26m x 3.32m)

The second double bedroom also offers space for freestanding furniture as well as benefiting from built in wardrobes. Laminate flooring, a radiator, TV point and several power points are provided.

Bathroom 6'10 x 6'6 (2.08m x 1.98m)

A modern white three piece suite is installed which comprises of a WC, pedestal wash hand basin and bath with Mira shower and extensive splash back tiling. Slate effect laminate flooring, a shaver point, radiator and wall mounted cabinet are provided. Natural light is gained from a south facing opaque window.

Central Heating

Gas central heating is installed with panel radiators throughout operated by the Glow Worm combi boiler located in the kitchen.

Double Glazing

Windows throughout the property feature modern double glazed units as installed at time of construction.

Gardens

The property has the benefit of a private front garden and access to a mutual garden to the rear of the property, which has lawn and clothes drying facilities.

Parking

The property has the benefit of an allocated parking bay with ample visitors parking available within the development.

Extras

The sale price includes the laminate flooring, blinds, cooker, washing machine, fridge/freezer and electric fire. Others items to be included if desired are the leather sofas, two double beds and the dining table and chairs.

Council Tax

The property lies within band C.

ENTRY

Negotiable

VIEWING

By appointment tel Agents on 0131 229 3399

SELLERS

Burt & Keating

REF

AB/KD/SB



Drummond Miller are members of the ESPC and ELPG

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective Purchasers are advised to have their Solicitors Note interest with Drummond Miller LLP