

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £265,000

24 Sandilands Road, Craigmillar, Edinburgh EH16 4AF





Delightful End-terraced Villa Providing Stylish Family Accommodation

Delightful end terraced villa (2022) enjoying a bright open southerly aspect towards the Pentland Hills in a select modern development convenient to local amenities, schools and transport links.

The extremely light, well-presented interior offers a superb opportunity to acquire a stylish family home of space and modern living in move-in condition. In brief, the thoughtfully designed accommodation over two levels comprises: spacious entrance hall, charming lounge, a well fitted dining kitchen with hob/double oven, automatic washing machine/tumble drier, dishwasher & fridge/freezer, three comfortable bedrooms/one en suite shower room, stylish bathroom with shower and downstairs wc. Tastefully decorated complemented by toning tiling and attractive fitted floor coverings, the property also benefits from the added comfort of gas central heating, solar panels, double glazing and useful storage including a sizeable attic. The property is set within easily maintained gardens, the rear garden enclosed making it ideal for young children/pets and there is unrestricted on-street parking. All fitted floor coverings and curtains are included in the sale.

ACCOMMODATION (WIDEST POINTS)

Lounge		13.50 m x 10.50 m / 44'3" x 34'5"
Kitchen	Dining Room	5.11 m x 2.77 m / 16'9" x 9'1"
Bedroom 1		4.01 m x 3.63 m / 13'2" x 11'11"
Bedroom 2		3.30 m x 2.87 m / 10'10" x 9'5"
Bedroom 3		3.30 m x 2.21 m / 10'10" x 7'3"



LOCATION

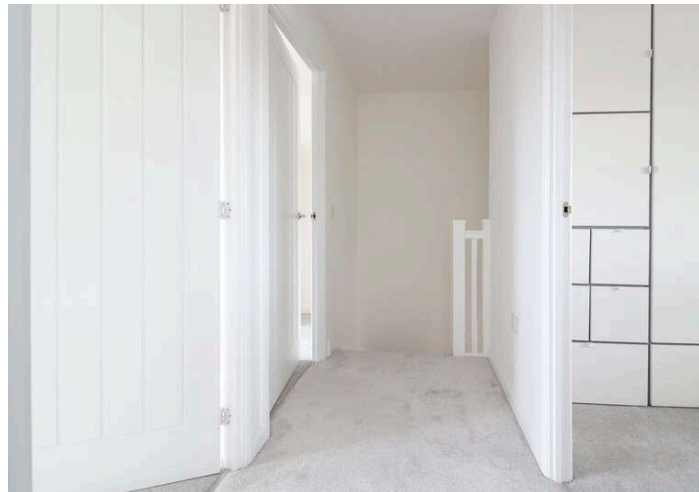
While local convenience shopping is readily available the property is also well positioned for access to the Fort Kinnaird complex with major retail outlets, restaurants and recreational facilities. There is also an Asda Superstore at the Jewel and the Cameron Toll Centre within short driving distance. Local schools cater for all age groups with the Queen Margaret University also easily accessible. The property is also particularly well positioned for access to the Royal Infirmary and recreational facilities in the vicinity include the Jack Kane sports centre, Hunters Hall Park and pleasant walks at Arthur's Seat/Holyrood Park. A frequent and effective public transport service operates many parts of the city and there is easy access to the city by-pass linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

GROUNDS There are small annual fees payable in respect of maintenance of communal grounds within the development of approximately £80 per annum and district amenity areas of £36 per annum.

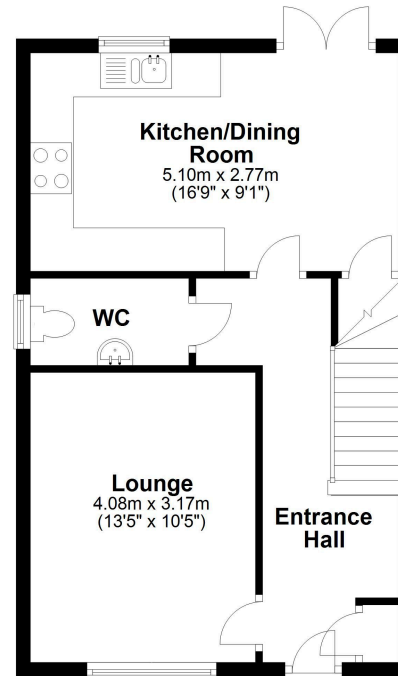
EPC RATING B

VIEWING By appointment, please telephone 0131 554 6244

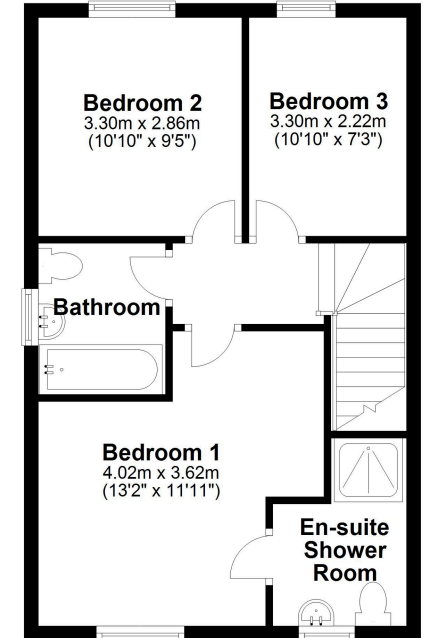




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.