



15 St. Aidens Road, Edinburgh

Offers Over £230,000



Fantastic 2 Bedroom Mid Terraced Property in Greendykes.

Nicole McFarlane and RE/MAX Property proudly present this superb 2-bedroom mid-terraced property in the sought-after Greendykes area.

This delightful home features an inviting entrance hallway, a bright lounge, a convenient downstairs w/c, a well-appointed kitchen, two generously sized bedrooms, and a family bathroom. Additional advantages include front and rear gardens, gas central heating, double glazing and solar panels.

Situated in southeast Edinburgh, Greendykes has undergone extensive redevelopment as part of the Craigmillar Regeneration Project. This initiative has ushered in modern, sustainable housing, improved amenities, and enhanced transport links. Residents now benefit from green spaces, schools, healthcare facilities, and shopping options. With a strong emphasis on community engagement and diverse housing, Greendykes has evolved into a vibrant, inclusive neighbourhood.

Tenure: Freehold

Council Tax Band: C

Factor Fees: £85 + VAT Per Year



The home report can be downloaded from our website.

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



Greendykes in southeast Edinburgh enjoys good connectivity to major roads and public transport: M8 and Edinburgh City Bypass: Greendykes is conveniently located near the Edinburgh City Bypass (A720), providing easy access to the M8 motorway, which links Edinburgh to Glasgow and other major destinations. Bus Links: The area is well-served by several Lothian Buses routes, offering frequent services to Edinburgh city center and other parts of the city, ensuring residents have efficient public transport options. Overall, Greendykes benefits from its strategic location with excellent road and bus links, facilitating easy commuting and travel. Schools and Education: The area is served by several primary and secondary schools, including Castleview Primary School and Craigmillar Early Years Centre, ensuring access to education for children living in Greendykes. Healthcare Facilities: Local healthcare services are readily available, including the Craigmillar Medical Group and nearby community health centers, providing general practitioner services and other healthcare needs. Additionally, the Royal Infirmary of Edinburgh, a major teaching hospital, is located nearby, offering comprehensive medical services and emergency care. Shopping and Services: Greendykes is in proximity to shopping centers like Fort Kinnaird, which offers a range of retail stores, supermarkets, restaurants, and entertainment options.

Entrance Hall -4.46m x 1.74m (14' 8" x 5' 9")

Step into the welcoming entrance hall of this fantastic property, providing access to the kitchen, downstairs w/c, lounge, and a spacious under stairs storage cupboard. The hallway features Moduleo wood effect flooring offering durability and aesthetic appeal. While two centre lights illuminate the space, creating a warm and inviting atmosphere. The storage cupboard has everything required for WiFi set up allowing for non visibility of WiFi Hub equipment.

Kitchen -3.18m x 1.96m (10' 5" x 6' 5")

This stunning modern kitchen is fully equipped with integrated Zanussi appliances, including a fridge freezer, washing machine, and a full-size dishwasher. It also features a sleek 4-ring ceramic hob and extractor fan, along with a convenient sink and drainer, plinth and unit lighting. With ample storage space, this kitchen offers practicality without compromising on style.

Downstairs w/c -1.65m x 0.96m (5' 5" x 3' 2")

The convenient spacious downstairs w/c is finished with half tiled walls, adding a touch of elegance to the space. It features a ceramic sink with a mixer tap, soft closing WC. The flooring is adorned with continuing Moduleo wood effect flooring.

Lounge - 3.44m x 3.39m (11' 3" x 11' 1")

The lounge is a bright and spacious area, perfect for relaxation, entertaining guests and offers ample dining space. The living room benefits from two tv points and a telephone point to offer flexible arrangement of the space. Large French doors provide access to the rear garden, filling the room with natural light and offering seamless indoor-outdoor flow



Bedroom one - 1.97m x 1.66m (6' 6" x 5' 5")

Bedroom one is beautifully presented, offering generous flexible space for a double bed and additional freestanding furniture. There are a number of double electric sockets and a tv point. The room is enhanced by a lovely rear-view window with views to the Pentland Hills, allowing plenty of natural light to illuminate the space and providing a pleasant outlook.

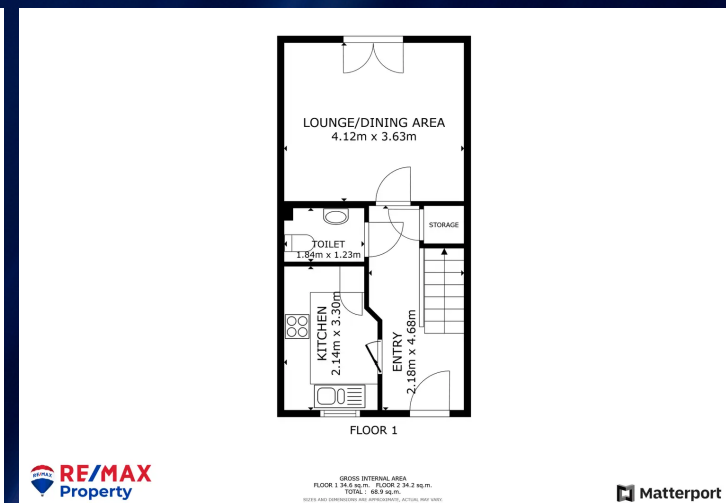
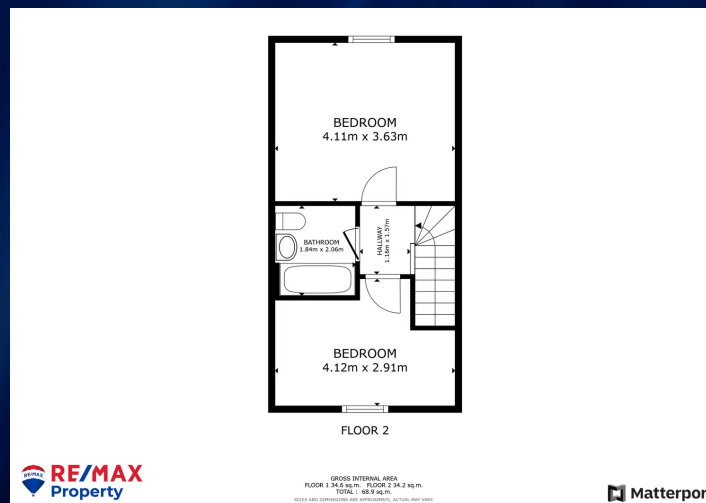
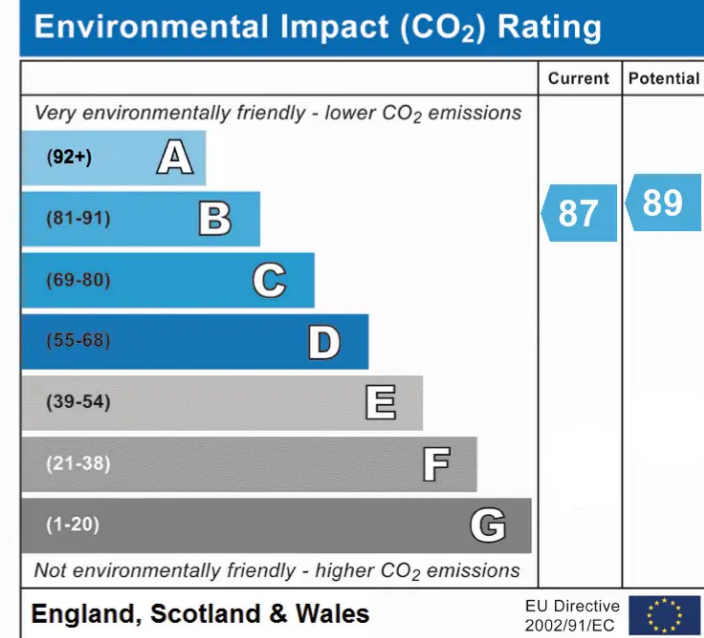
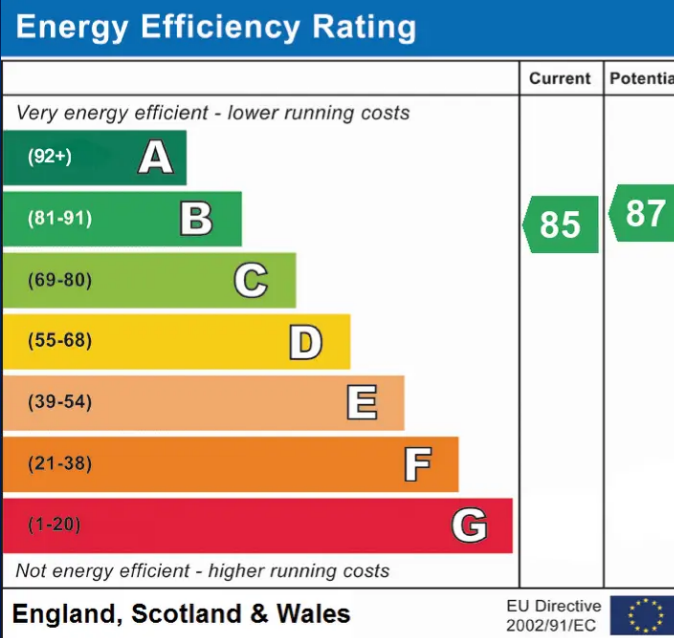
Bedroom two - 3.92m x 2.28m (12' 10" x 7' 6")

Bedroom two offers plenty of space for a double bed and additional freestanding furniture. The room features a front-view window. Carpet flooring adds comfort and warmth to the room. The bedroom has a tv point and ample double electric sockets.

Family bathroom - 3.91m x 3.49m (12' 10" x 11' 5")

The family bathroom exudes elegance with its modern finishes and thoughtful design. Tastefully tiled for easy upkeep, it offers both a shower over the bath, powered by mains supply, catering to diverse bathing preferences. A ceramic sink with a chic mixer tap and a toilet add to the contemporary allure and practicality of the space. Completing the ensemble, a large chrome heated towel rail ensures comfort and convenience, enhancing the overall functionality of the bathroom.







RE/MAX Property

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