




Solicitors & Estate Agents
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18 Craigleith Crescent

CRAIGLEITH, EDINBURGH, EH4 3JL



Craigleith is an exclusive residential area situated outside the city centre to the west. The area enjoys excellent local shopping facilities that provide a great deal more than normal daily requirements.

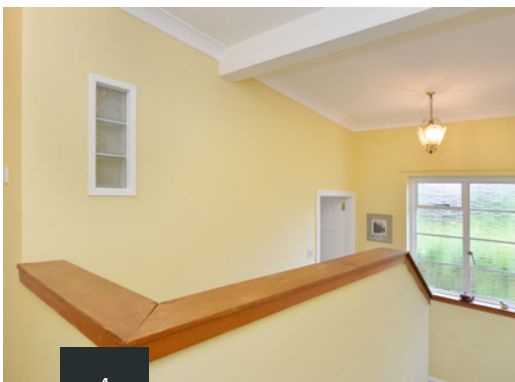
Good primary and secondary schooling is available at Blackhall Primary, Flora Stevenson Primary and Royal High School. Fettes College, Daniel Stewart's College and the Mary Erskine School are also within easy reach.

The well-known shopping centre of Stockbridge/Comely Bank is just a few minutes drive or a twenty minute walk away and offers an extensive variety of specialist shops, banking, building society and Post Office services as well as a large branch of Waitrose. Craigleith Retail Park offers seven-day shopping with extended hours to meet most requirements and boasts a Sainsbury's, Boots, Currys, TK Maxx, Marks and Spencer, and Homebase to name but a few and is within walking distance. If all this proves insufficient, it is a simple matter to travel into the city centre.

Using one of the many and frequent bus services that pass through the area, Princes Street is generally no more than ten minutes away. For the energetic, it is only about a 25 minute walk to the West End. The West End is a high concentration of Edinburgh's formal entertainment facilities.

Queensferry Road runs from the city centre to the west and meets up with Edinburgh's city bypass, the M8 to Glasgow, the M9 to Stirling and the M90 to the Forth Road Bridge and all points beyond. This part of the city, therefore, enjoys easy communication with all parts of the country making it particularly convenient for anyone who is required to travel in connection with their job.





McEwan Fraser is delighted to present this five-bedroom detached house that offers excellent living space over two floors. Built in the 1950s by a local architect, the property has been heavily influenced by the art deco styling of the 1920s. It is a unique house and must be seen to be both understood and appreciated.

Internally, there is generous living space with up to five bedrooms, two public rooms, kitchen, utility and three bathrooms over two floors. The is also off-street parking, a detached garage and a beautiful mature garden. However, the jewel in the crown is the bright dual aspect first-floor drawing room which enjoys access to a huge balcony with panoramic views over the surrounding area. Internally and externally, the property has been well maintained and is presented in good order. That said, there is plenty of scope for an incoming purchaser to upgrade and modernise the property to individual taste.

Ground floor accommodation is focused towards a large dual aspect living room which is flooded with natural light from a large bay window. This is a very flexible space with plenty of scope for a variety of different furniture configurations. The kitchen is immediately adjacent to the living room and accessed from a door on the rear wall. There is excellent long term potential for the two rooms to be combined into an outstanding kitchen/dining/living room. The kitchen itself enjoys a good range of base and wall mounted units that offer excellent prep and storage space. The kitchen also has access to an attached utility room. The remainder of the ground floor comprises three generous bedrooms, two of which are currently used as studies, a separate WC and a large shower room with a white suite and a built-in double shower.





“... a good range of base and wall mounted units that offer excellent prep and storage space ...”







“... the property has been well maintained and is presented in good order ...”





Climbing the stairs, a half landing gives access to the family bathroom which is well proportioned and includes a three-piece suite. The first-floor landing gives access to the master bedroom, a further double bedroom and the drawing-room.

The dual aspect master bedroom is a bright and spacious double bedroom with an attached en-suite bathroom and plenty of space for a full suite of bedroom furniture. Both the master bedroom and the adjacent double bedroom overlook the balcony to the front of the property.

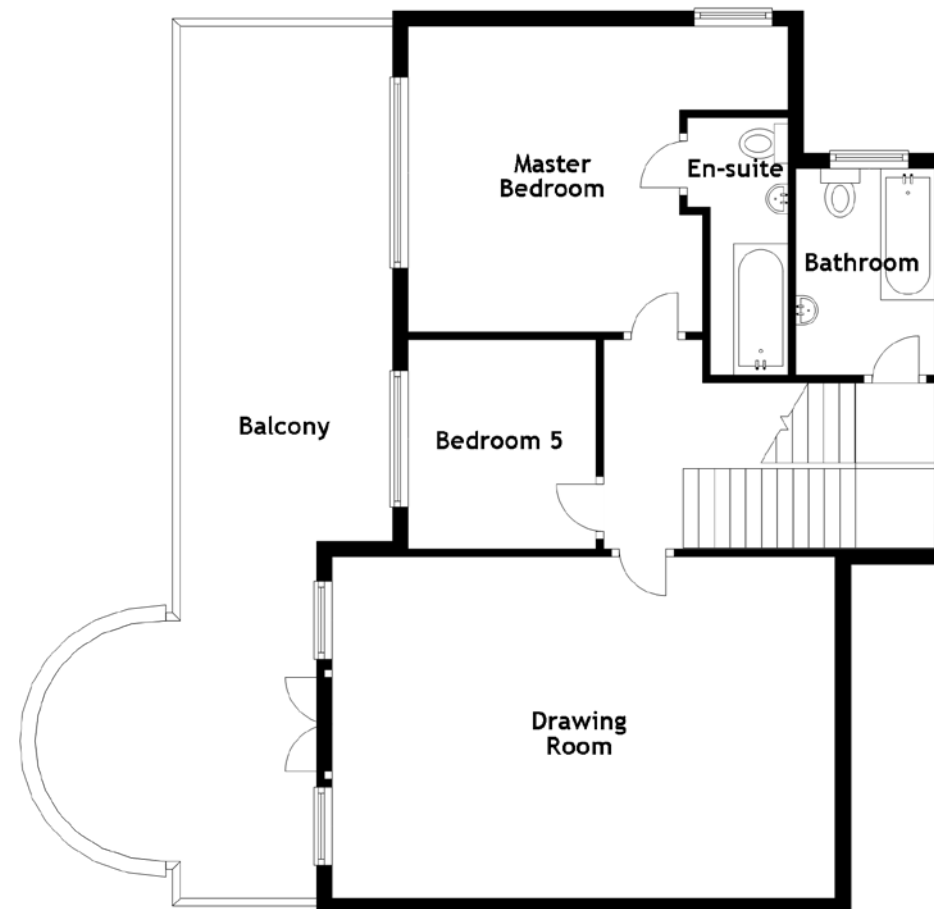
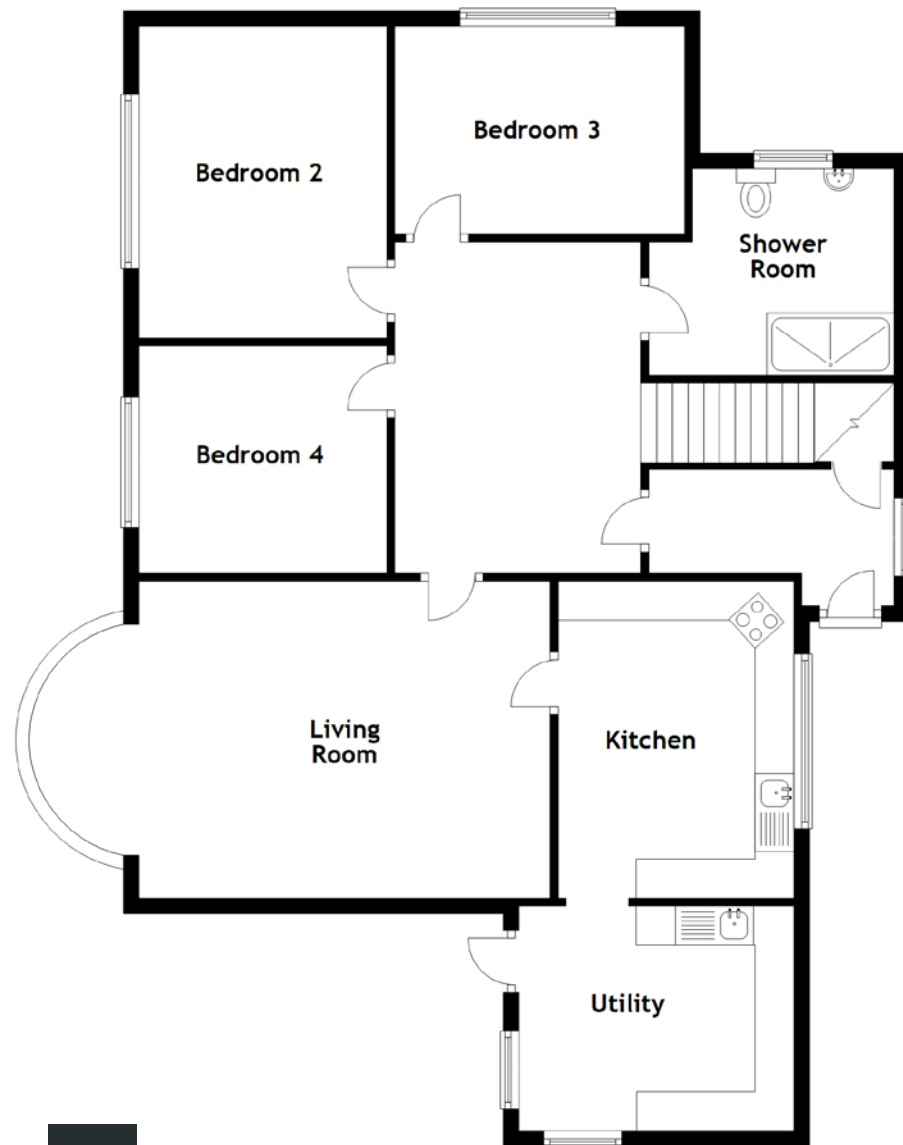
The accommodation is completed by the drawing-room and attached balcony.

This is an exceptional property and early viewing is highly recommended.









SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

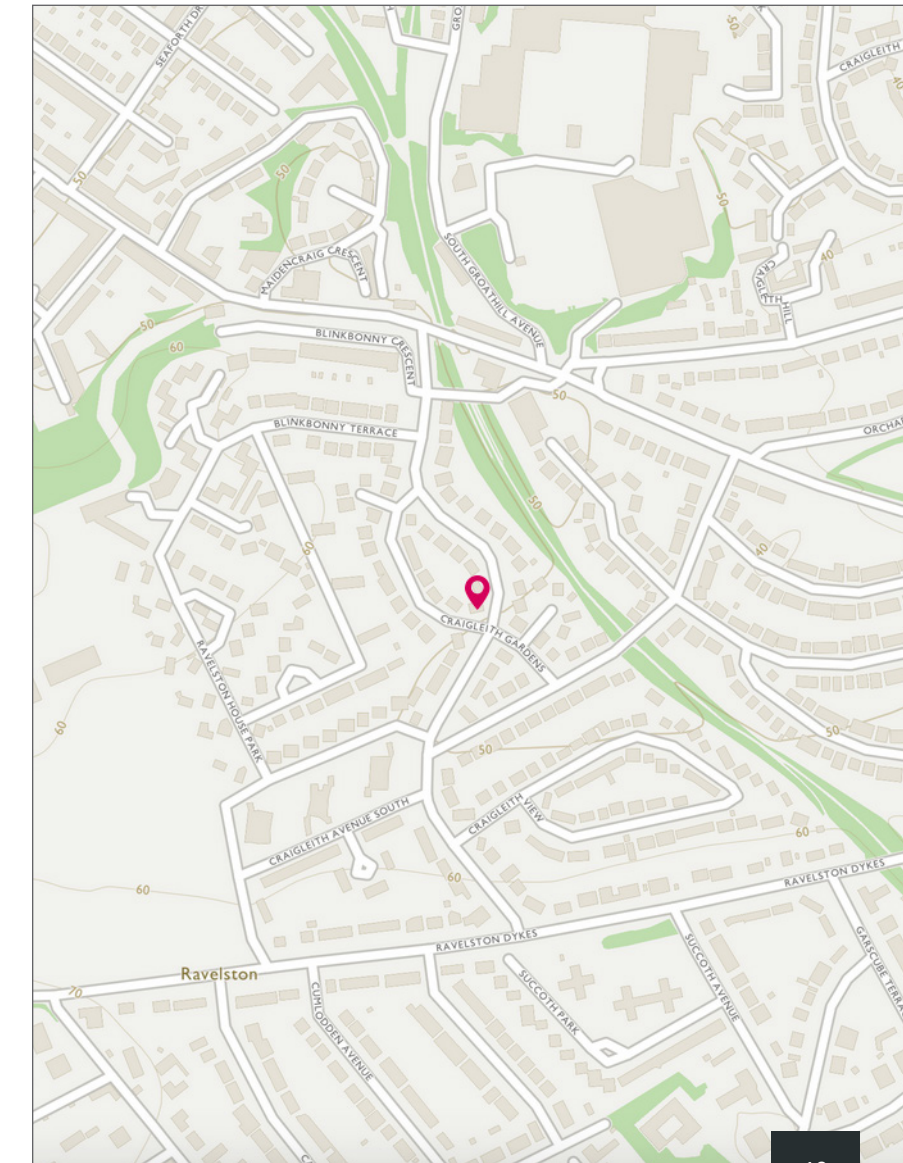
Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Living Room	5.26m (17'3") x 4.06m (13'4")
Kitchen	3.96m (13') x 3.02m (9'11")
Utility	3.52m (11'7") x 2.88m (9'5")
Bedroom 2	3.99m (13'1") x 3.17m (10'5")
Bedroom 3	3.71m (12'2") x 2.66m (8'9")
Bedroom 4	3.16m (10'4") x 2.91m (9'7")
Shower Room	3.14m (10'4") x 2.65m (8'8")

First Floor	
Drawing Room	6.44m (21'1") x 4.37m (14'4")
Balcony	11.16m (36'7") x 3.31m (10'10")
Master Bedroom	4.86m (15'11") x 3.91m (12'10")
En-suite	3.29m (10'10") x 1.29m (4'3")
Bedroom 5	2.68m (8'10") x 2.40m (7'10")
Bathroom	2.72m (8'11") x 1.78m (5'10")

Gross internal floor area (m²): 185m²

EPC Rating: D





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