

# 5 Telford Grove

CRAIGLEITH, EDINBURGH, EH4 2UL



*Stylish four bed end terraced townhouse in walk-in condition*



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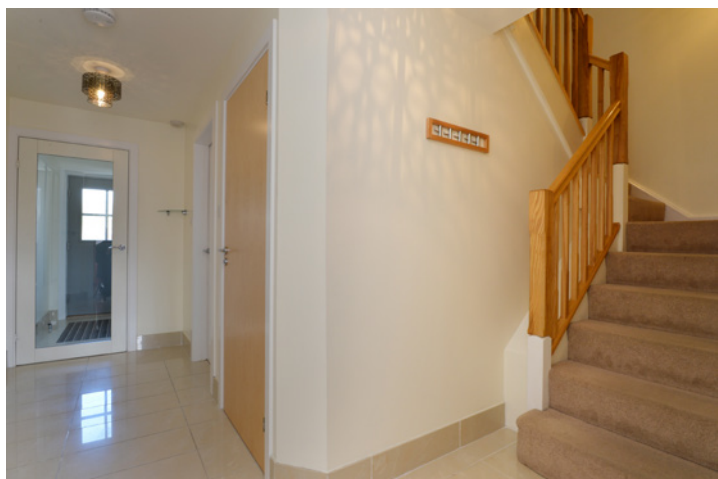
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McEwan Fraser Legal is delighted to present this lovely three or four bedroom townhouse which is located close to Edinburgh City Centre. The property provides spacious and flexible accommodation over three floors making for a fantastic family home.

Entering the property through a handy vestibule, the ground floor consists of an entrance hallway with WC, a converted garage that can be used as a large family room or an additional double bedroom and dining kitchen.



## THE FAMILY ROOM / BEDROOM 4



The converted garage/family room might also suit those requiring life/work arrangement or could become the ultimate playroom for the kids.

THIS IMAGE HAS BEEN VIRTUALLY STAGED

# THE KITCHEN/DINER



Continuing through the hall, you find a beautiful contemporary dining kitchen. There is a generous range of base and wall mounted units that offer excellent prep and storage space. The units are topped off with stone work surfaces and there is a range of integrated appliances. The kitchen enjoys underfloor heating and can happily accommodate a dining table. Double doors open into the rear garden.





Continue upstairs to a large living room with patio doors to the front that flood the room with natural light. There is plenty of space for a variety of different furniture configurations allowing plenty of scope to create your ideal entertaining space.

# THE LIVING ROOM



On the landing, you will find the three-piece family bathroom consists of WC, wash hand basin and bath. The accommodation on this level is completed by a large double bedroom with built-in wardrobes and ample floor space for a full range of free-standing bedroom furniture.

# THE BATHROOM





# BEDROOM 3



The second floor is accessed by a carpeted staircase with a wooden handrail and here you will find two further double bedrooms. Both bedrooms include integrated wardrobes and benefit from en-suite shower rooms. The front-facing bedroom is the obvious master bedroom and further enjoys access to a balcony.

# THE MASTER BEDROOM





# BEDROOM 2





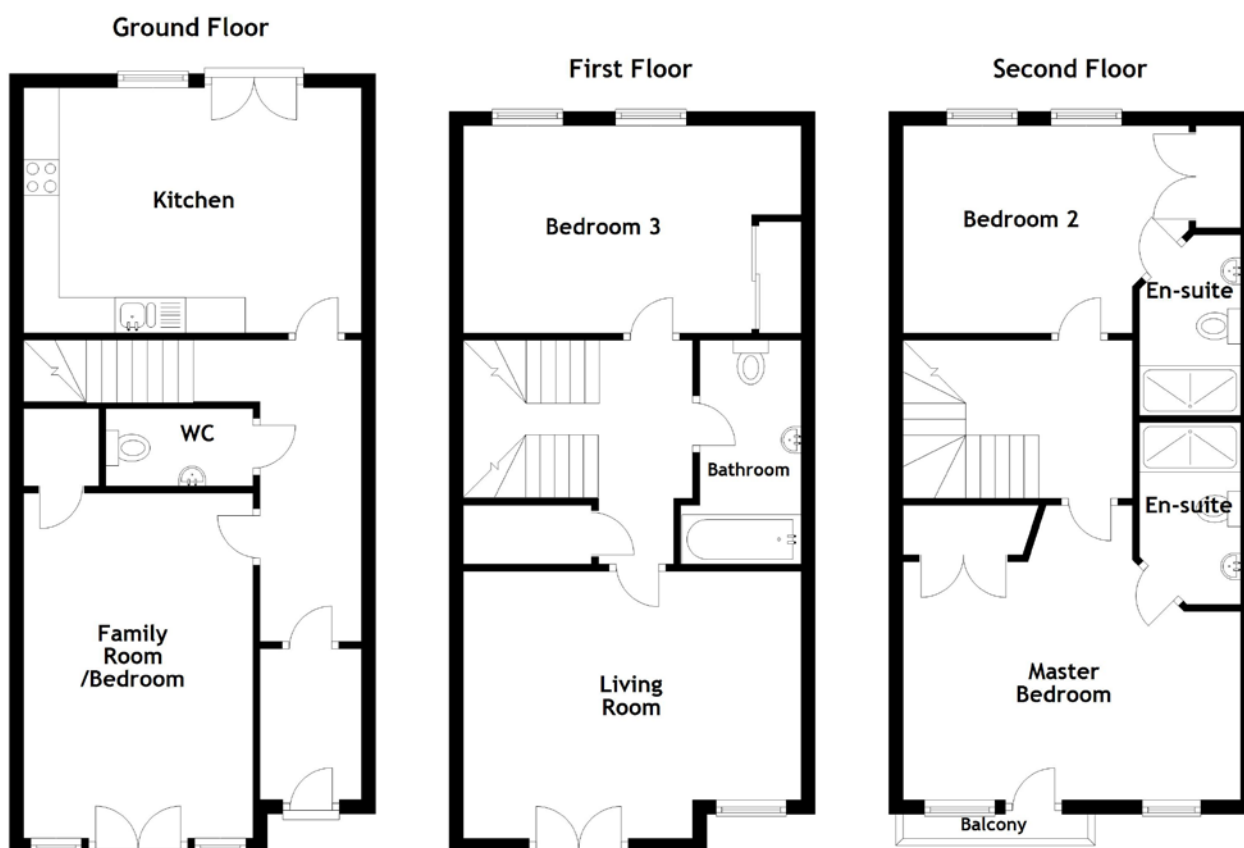
# THE GARDENS

The front garden area is mainly mono-blocked with a driveway that provides parking. The low maintenance rear garden is fully enclosed and enjoys a sunny westerly aspect. Residential parking can be found at the front of the property. 5 Telford Grove further benefits from double glazed windows and gas central heating which is sure to make this a cosy and cost-effective home.





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Family Room/Bedroom	4.87m (16') x 3.24m (10'8")
Kitchen	4.88m (16') x 3.46m (11'4")
WC	2.08m (6'10") x 1.09m (3'7")

## First Floor

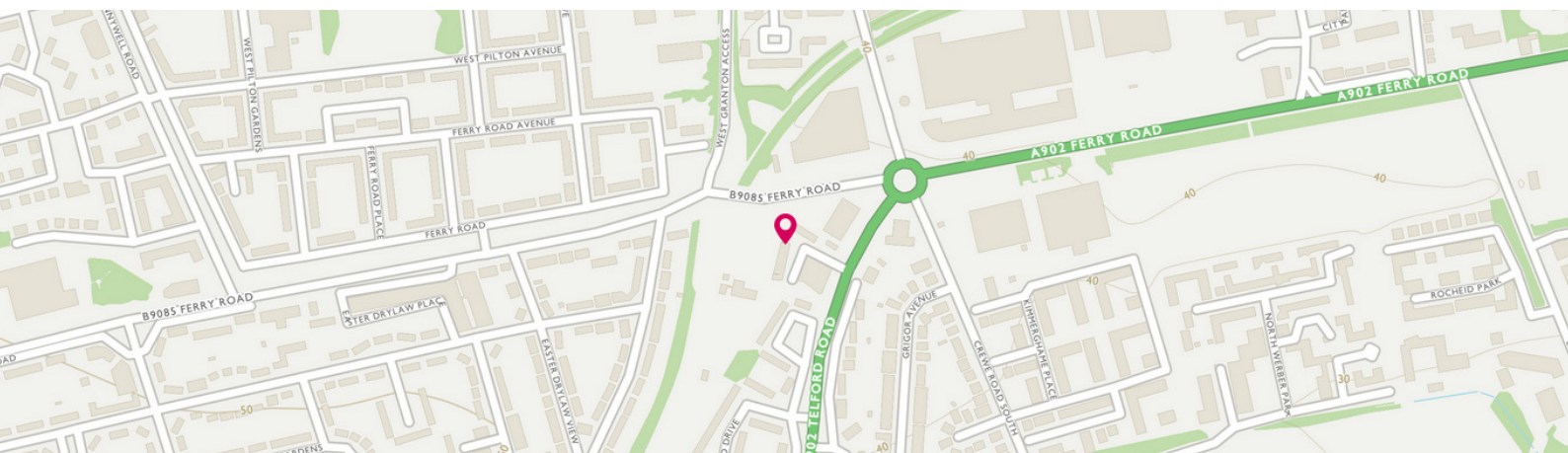
Living Room	4.80m (15'9") x 4.12m (13'6")
Bedroom 3	4.81m (15'9") x 2.93m (9'7")
Bathroom	3.16m (10'4") x 2.00m (6'7")

## Second Floor

Bedroom 1	4.80m (15'9") x 4.13m (13'7")
En-suite	2.55m (8'4") x 1.35m (4'5")
Bedroom 2	4.04m (13'3") x 2.93m (9'7")
En-suite	2.57m (8'5") x 1.35m (4'5")

Gross internal floor area (m<sup>2</sup>): 148m<sup>2</sup>

EPC Rating: C





# THE LOCATION

Craigneith 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.







The well-known shopping centre of Stockbridge/Comely Bank is just a few minutes drive 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 superstore, Next and Boots 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, the West End may be within walking distance. 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.

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