

4 Craigleith Hill

CRAIGLEITH, EDINBURGH, EH4 2EF



*WELL-PRESENTED TWO-BEDROOM LOWER VILLA
IN DESIRABLE CRAIGLEITH WITH PRIVATE GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Situated in the highly sought-after residential area of Craigleith, this attractive ground-floor lower villa offers bright, well-proportioned accommodation and the benefit of private outdoor space and a driveway.



The property comprises a welcoming and spacious living area, filled with natural light and featuring French doors that open directly onto the private garden, perfect for relaxing or entertaining.





The modern kitchen is stylish and well-appointed, while the contemporary bathroom is finished to a high standard.







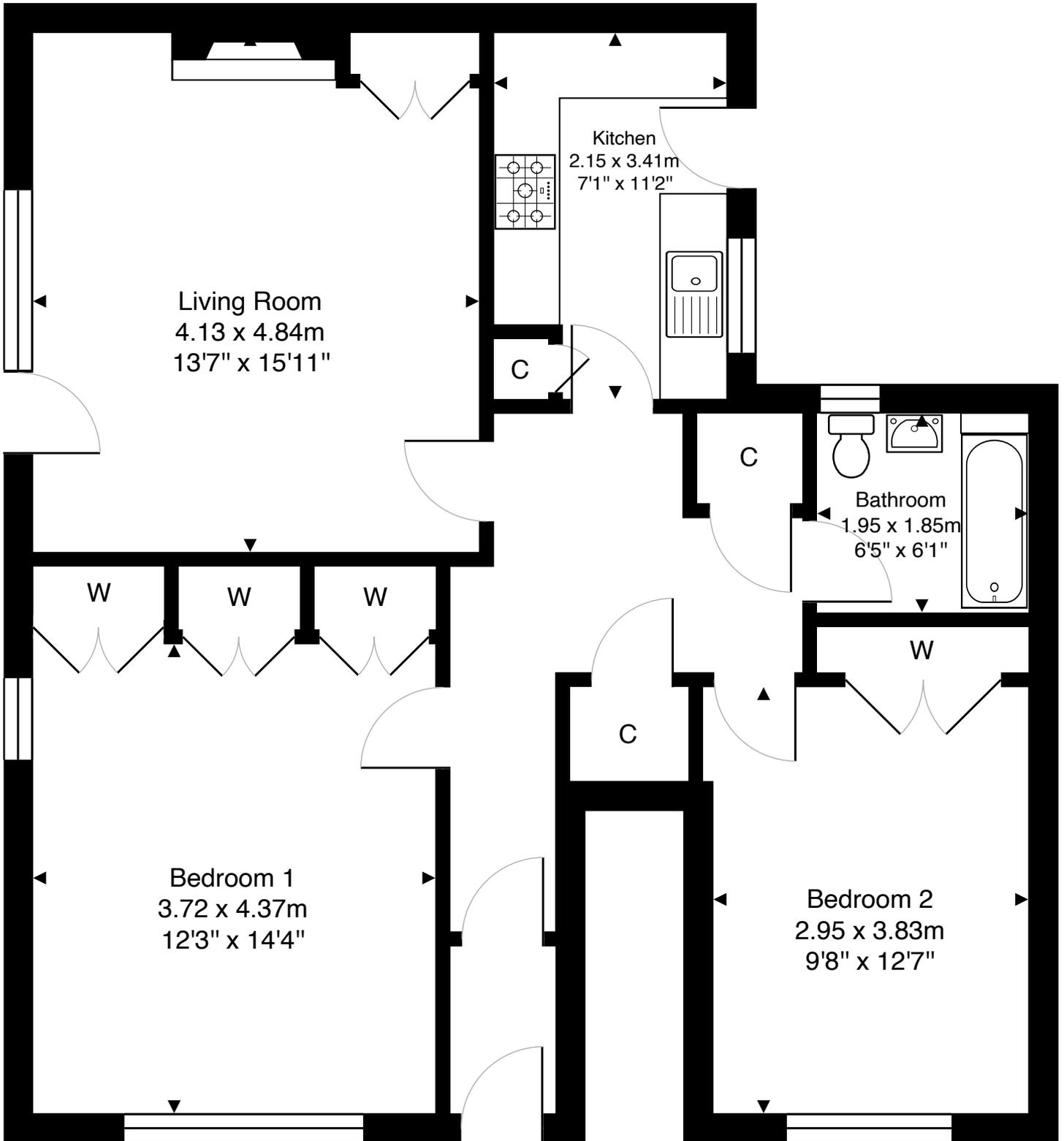
There are two sizeable double bedrooms, both offering excellent space and versatility. The property is presented in great condition throughout, with tasteful décor creating a comfortable and move-in-ready home.





Bedroom 2





Gross internal floor area (m²): 79m²

EPC Rating: C

Floor Plan



Externally, the property benefits from a private driveway and a lovely private, west-facing garden area that catches the afternoon/evening sun, ideal for enjoying outdoor living. With its desirable location, generous accommodation, and excellent outdoor space, this superb home will appeal to a wide range of buyers.

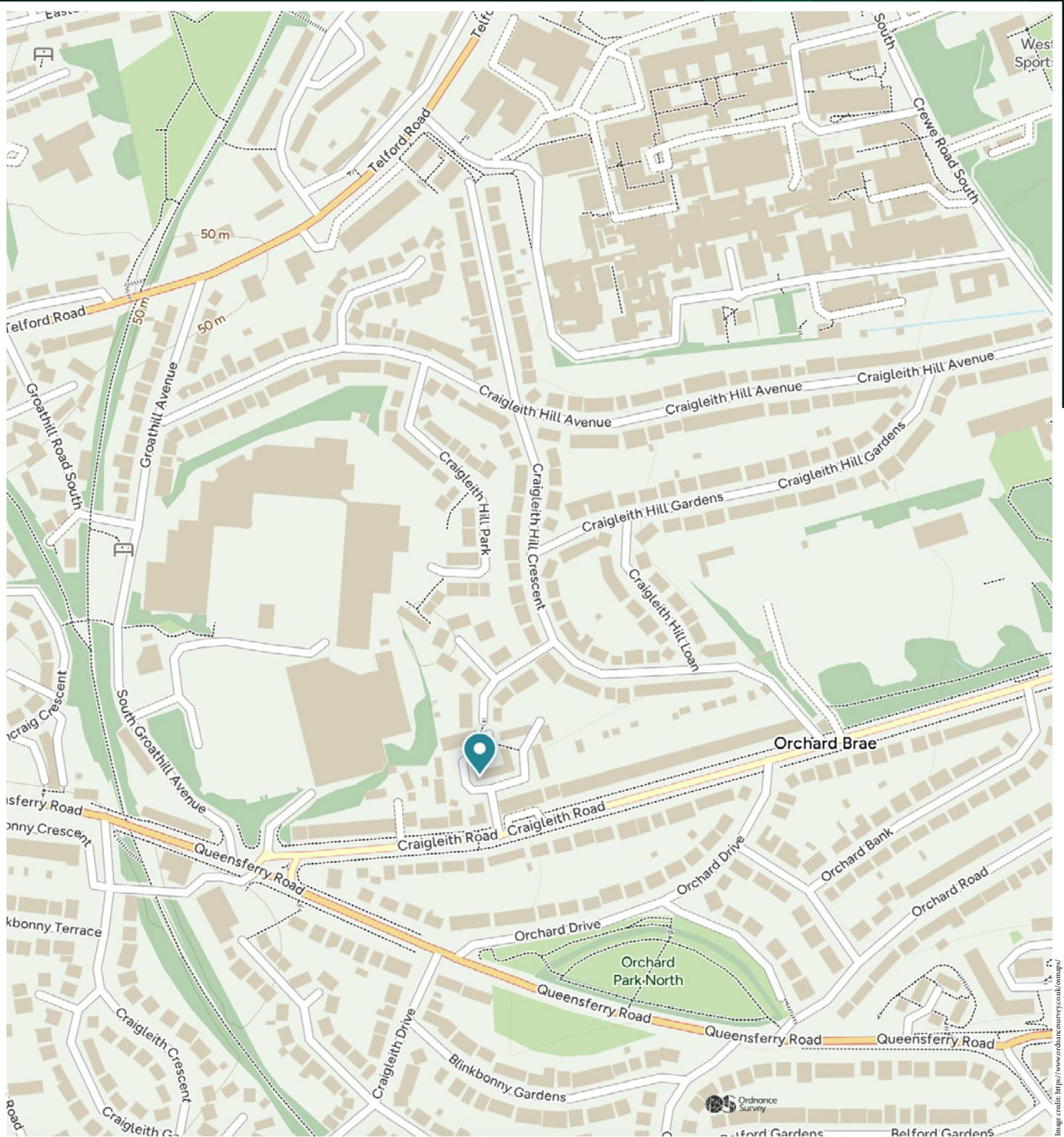




Craigleith is an exclusive residential area situated to the west of the city centre. The area enjoys excellent local shopping facilities, with the vibrant district of Stockbridge/Comely Bank just a few minutes drive away offering a variety of specialist shops, bars and restaurants, as well as banking and Post Office services and a large branch of Waitrose. Craigleith Retail Park is only a short walk away and offers seven-day shopping with extended hours.

Good primary and secondary schooling is available at Blackhall and Flora Stevenson Primary and Broughton Secondary schools, as well as Fettes College and Stewart's Melville School. Close at hand are several lovely open-air parks in the area including Inverleith Park and the Royal Botanic Gardens.

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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.