

50 Craigleith Hill Crescent

CRAIGLEITH, EDINBURGH, EH4 2JR



The property enjoys an elevated position with fantastic views across Edinburgh from the lounge and rear garden



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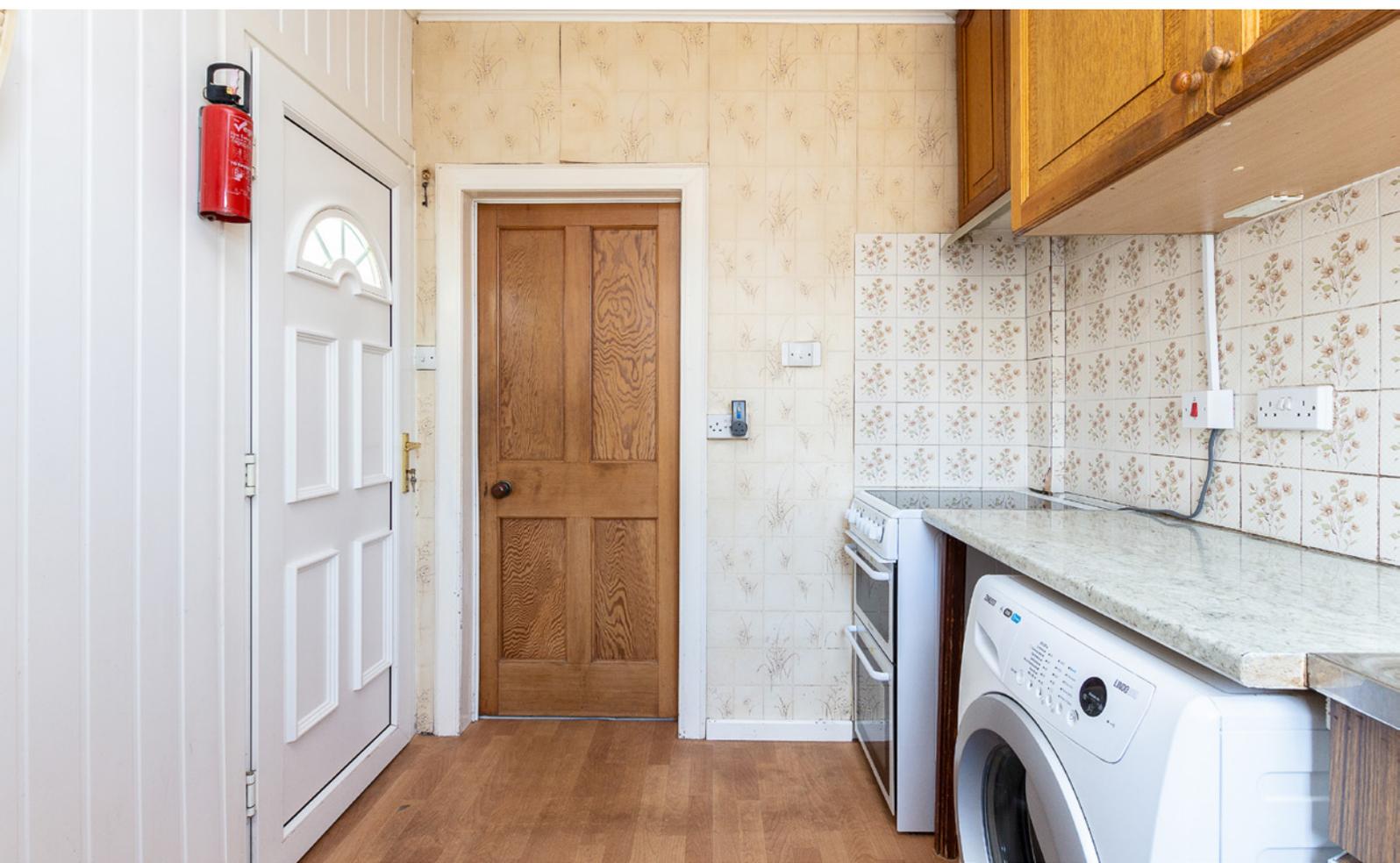
McEwan Fraser is delighted to present this two-bedroom semi-detached bungalow in sought after Craigleith. The property enjoys an elevated position with fantastic views across Edinburgh from the lounge and rear garden. The property is presented to the market in need of some modernisation and there is plenty of potential for the property to be extended subject to planning permission.

THE LOUNGE

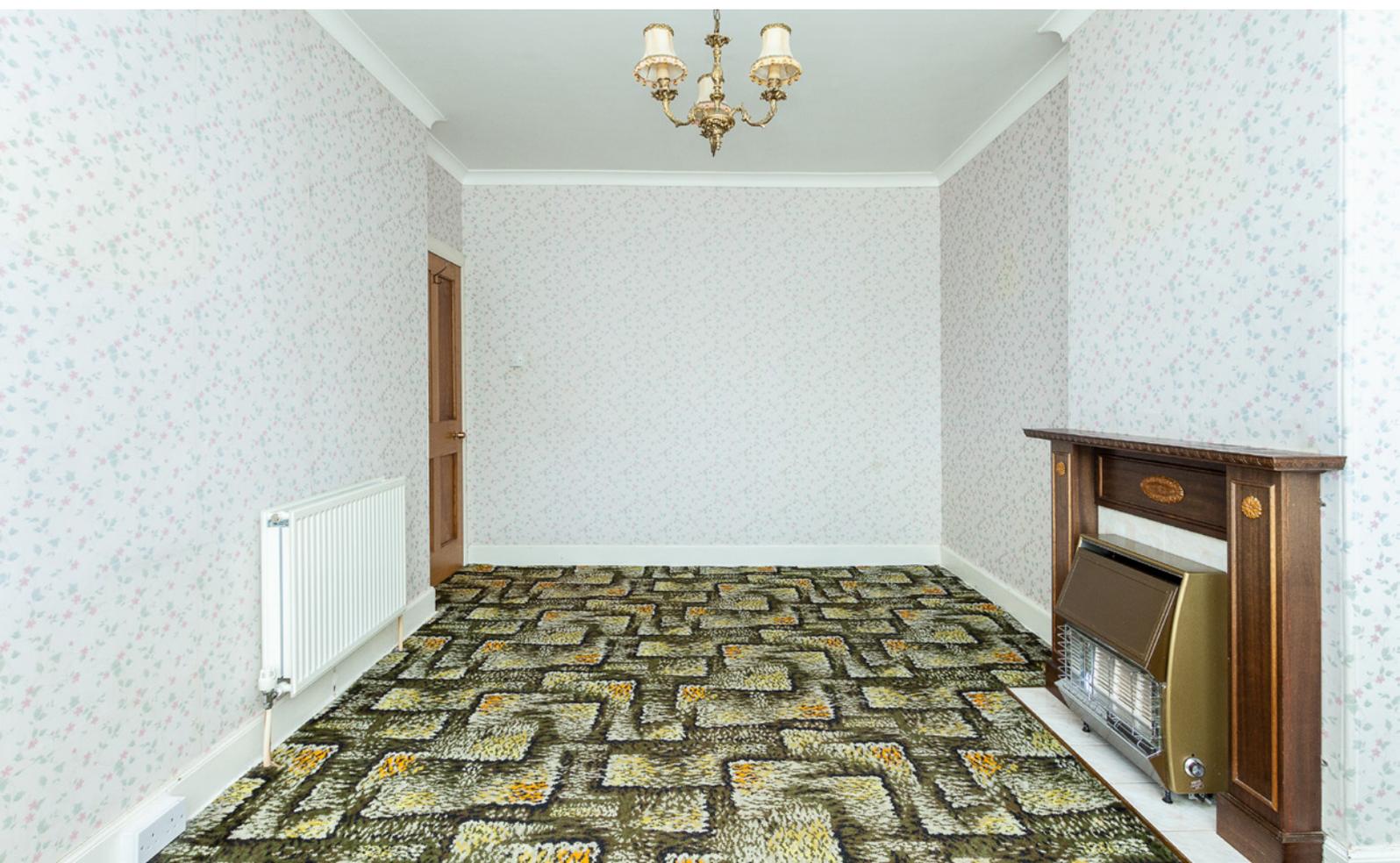


Internal accommodation is focused on a generous lounge that overlooks the rear garden. There are two double bedrooms facing the front of the property, kitchen, wet room style shower room and a large floored attic for additional storage. There is also gas central heating and partial double glazing for extra warmth and comfort.

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



THE ATTIC ROOM

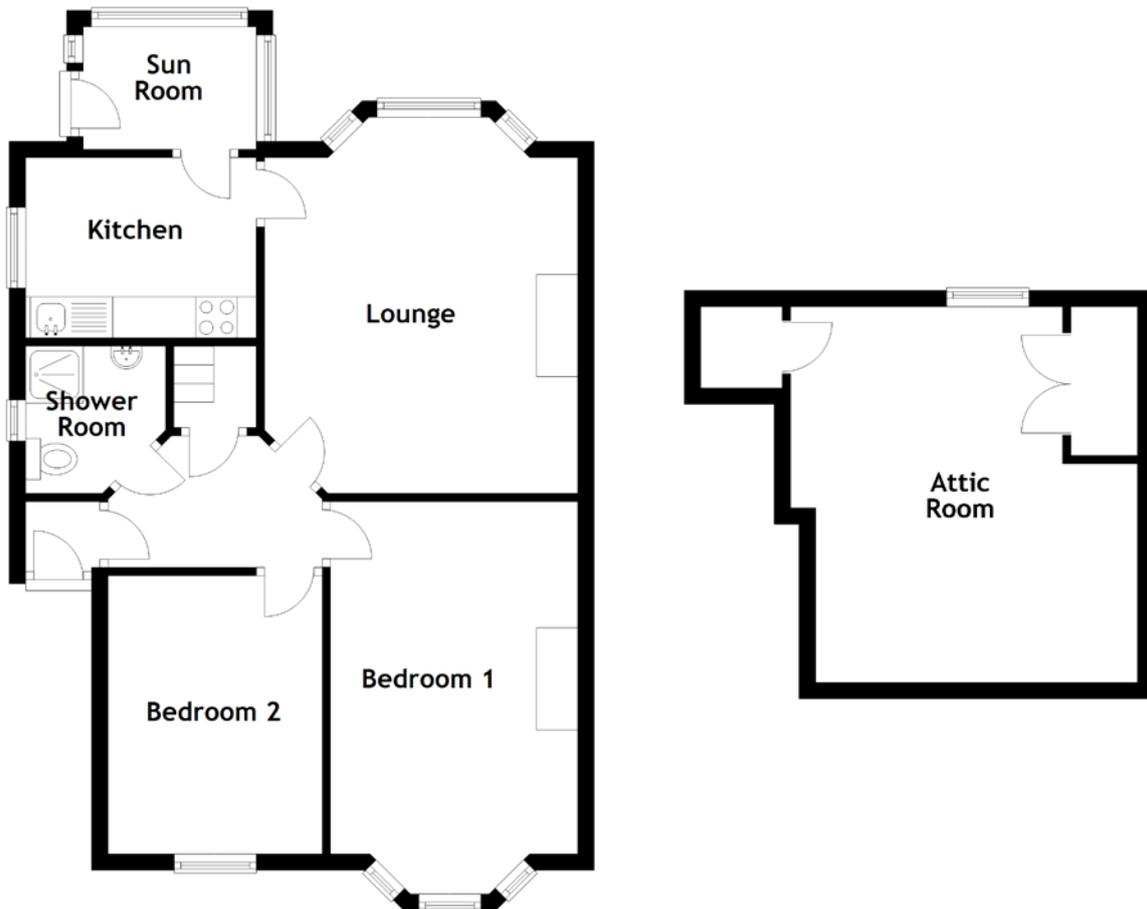


Externally, the property boasts a driveway, timber frame garage, front garden with mature lawn and bedding areas. To the rear, there is a tier rear garden with a mixture of lawn, bedding areas and patio.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

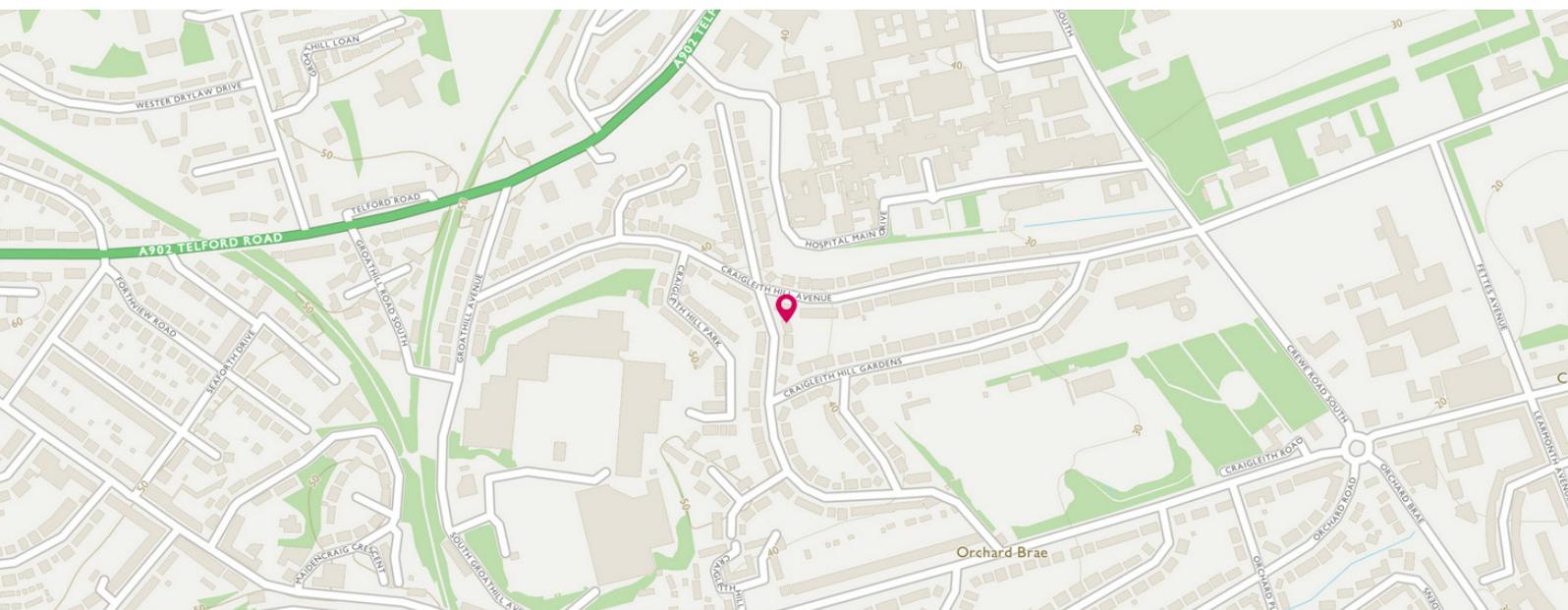


Approximate Dimensions (Taken from the widest point)

Lounge 4.60m (15'1") x 3.80m (12'6")
 Kitchen 2.80m (9'2") x 2.20m (7'3")
 Sun Room 2.10m (6'11") x 1.50m (4'11")
 Bedroom 1 4.80m (15'9") x 3.00m (9'10")

Bedroom 2 3.40m (11'2") x 2.60m (8'6")
 Shower Room 1.80m (5'11") x 1.70m (5'7")
 Attic Room 4.60m (15'1") x 4.20m (13'10")

Gross internal floor area (m²): 57m²
 EPC Rating: D



THE LOCATION

Craigeith 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 and Flora Stevenson Primary and Broughton Secondary schools, as well as Fettes College and Stewart's Melville school.

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, 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, 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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