



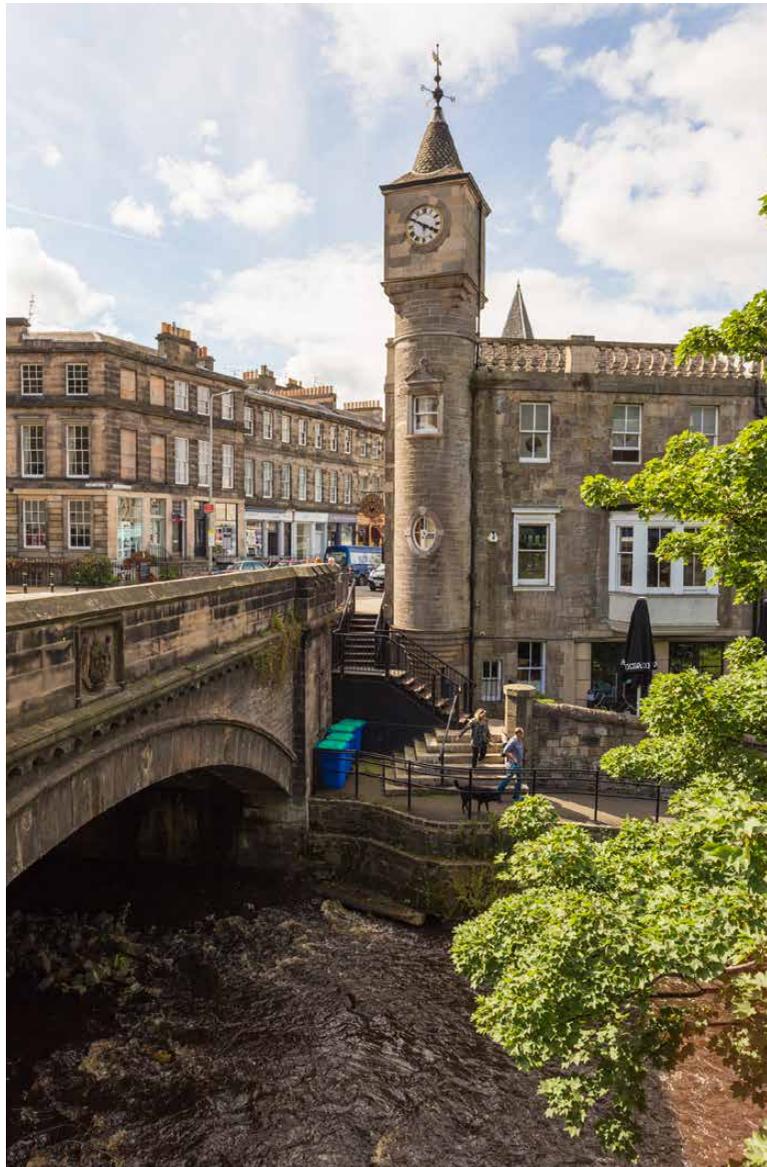

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

94 Groathill Road North

CRAIGLEITH, EDINBURGH, EH4 2SE



CRAIGLEITH

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.

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.





“ ... SPACIOUS TWO-BEDROOM LOWER VILLA,
MAKING FOR AN IDEAL FAMILY HOME ... ”

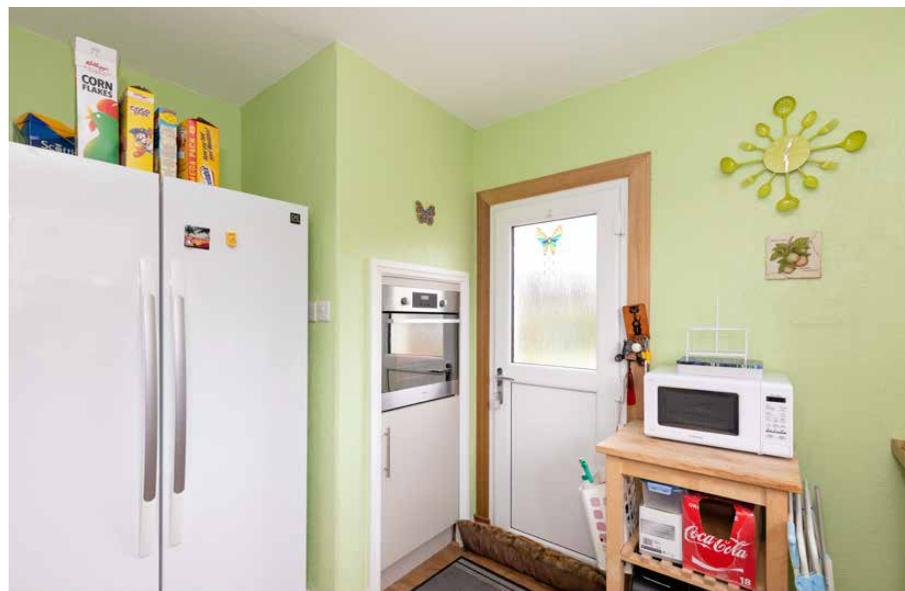
An excellent opportunity has arisen to acquire this spacious two-bedroom lower villa, making for an ideal family home while being well located within the popular Craigleith area of Edinburgh. Viewing of this property is in highly decorative order.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance vestibule, internal hallway, a bright and spacious lounge offering the potential of reinstating the feature fireplace and a fully fitted kitchen/diner which was upgraded approximately 2015 and benefits from an integrated four-ring gas hob, extractor hood, oven, washing machine, dishwasher and splashback panels, while providing access to the rear garden.

There are two spacious double bedrooms, one of which has fitted wardrobes, two storage cupboards and is currently used as a home office, while the other also has fitted wardrobes as well as a linen cupboard.

The three-piece, fully splash-backed family shower-room was upgraded approx. 2015 and includes a double shower cubicle and a chrome heated towel rail.

This property also benefits from gas central heating, also upgraded approximately 2015, full double glazing, a private front garden with a single driveway, which accommodates for secure off-street parking and a sunny south/west facing rear garden. There is also more than adequate un-restricted on-street parking which accommodates for visitors.

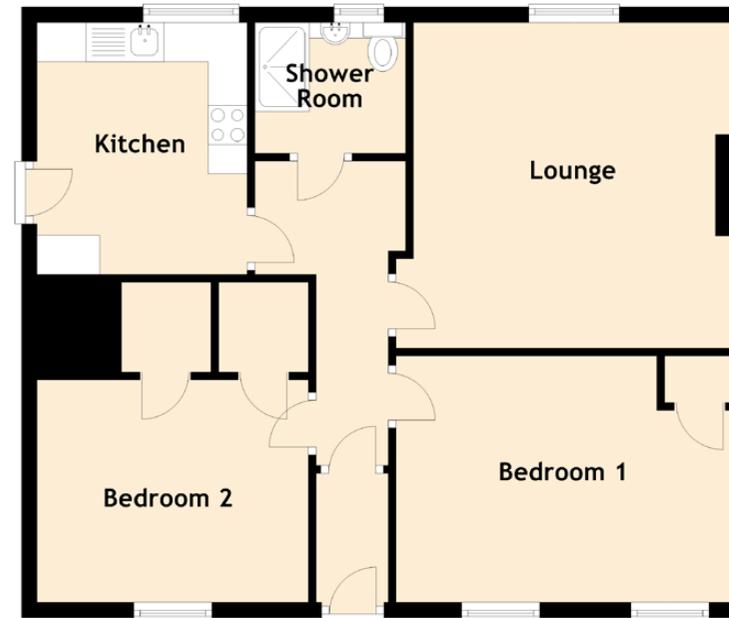


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SPECIFICATIONS & DETAILS
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Bedroom 1	4.34m (14'3") x 3.15m (10'4")
Lounge	4.34m (14'3") x 4.16m (13'8")
Shower Room	1.93m (6'4") x 1.67m (5'6")
Kitchen	3.22m (10'7") x 2.69m (8'10")
Bedroom 2	3.47m (11'5") x 2.84m (9'4")

Gross internal floor area (m²): 65m²

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

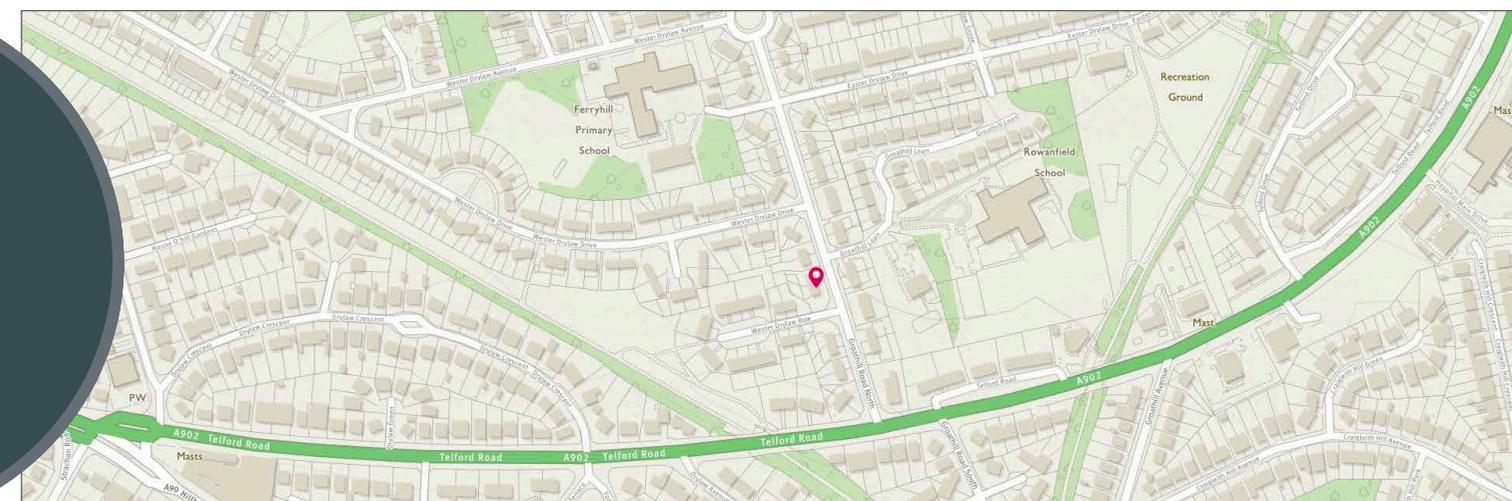
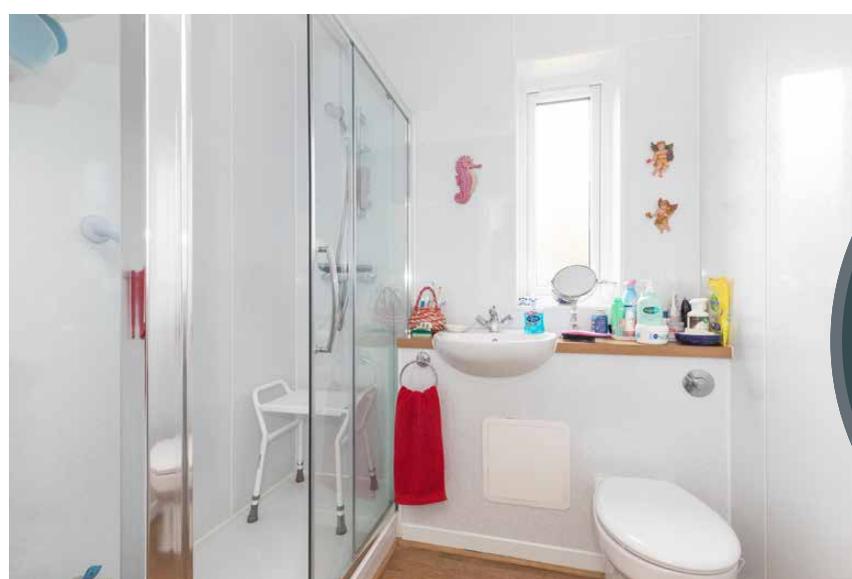


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