

8 Grigor Drive

EDINBURGH, EH4 2PJ



A bright and welcoming three-bedroom home with a sunroom, garage, driveway and beautiful gardens



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Offering a wonderful combination of bright, comfortable interiors and attractive outdoor space, this appealing link-detached home at 8 Grigor Drive is sure to impress. With three well-proportioned bedrooms, a welcoming entrance, versatile living accommodation and a lovely sun room, the property offers an inviting setting for everyday living and entertaining alike.

THE LIVING ROOM



The property is approached via a charming front garden, creating an attractive first impression before entering the welcoming hallway. On the ground floor, the living and dining room is a particularly appealing space, enhanced by large windows that allow natural light to flood in. A feature fireplace adds character and warmth, while the generous proportions provide ample room for both comfortable seating and a dedicated dining area.

The kitchen is a bright and practical space, thoughtfully positioned on the corner of the property with windows on two sides, creating a light and airy atmosphere.

THE KITCHEN



There is ample storage to keep the space organised and functional, making it well suited to the demands of everyday life.

A real highlight is the sun room, accessed through sliding doors from the main living area. This additional reception space provides excellent flexibility and could be enjoyed as a relaxing retreat, a reading room, a place to unwind or an informal entertaining area, with a lovely connection to the garden beyond. A convenient ground-floor WC completes the downstairs accommodation.

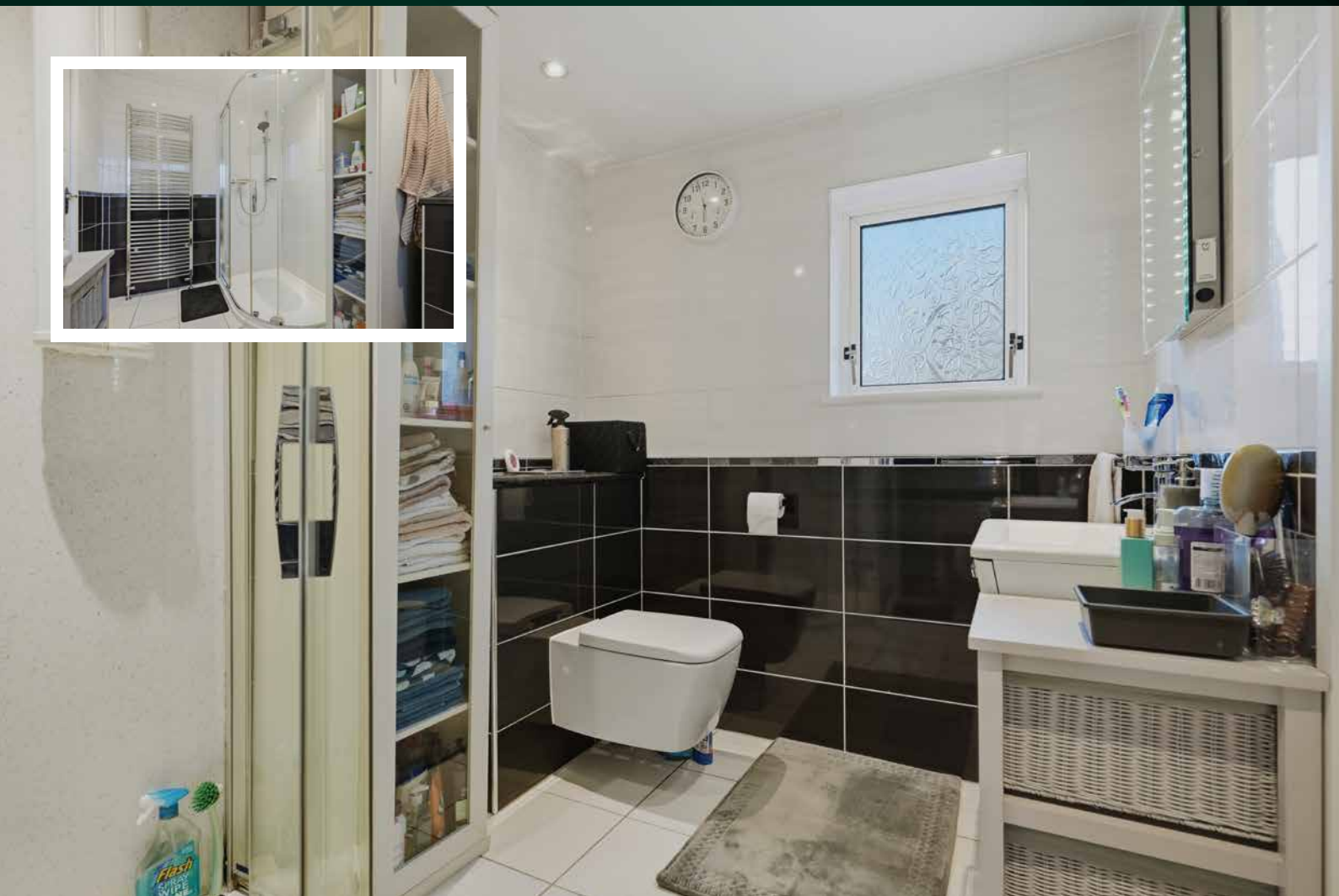
THE SUNROOM



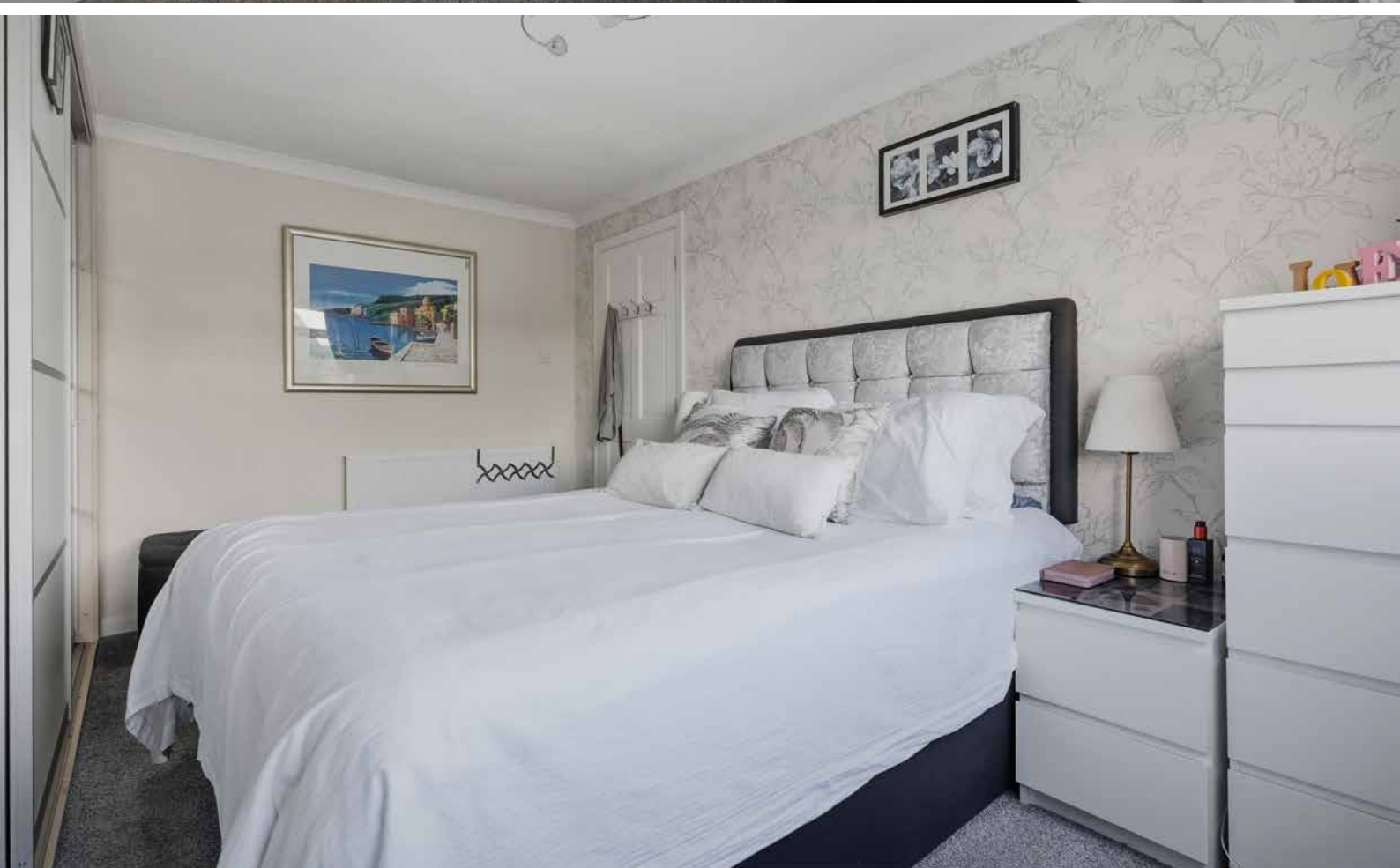


Upstairs, the first-floor landing leads to three well-sized bedrooms, offering comfortable accommodation with flexibility for family living, guests or working from home. The shower room features tiled walls, a shower and a heated towel rail, providing a practical and well-appointed space.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

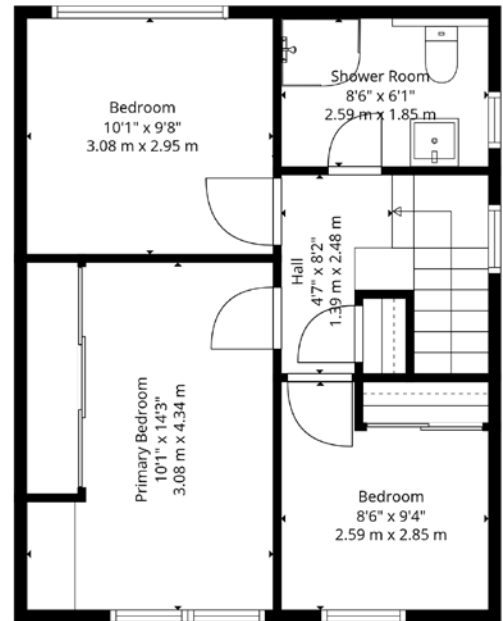
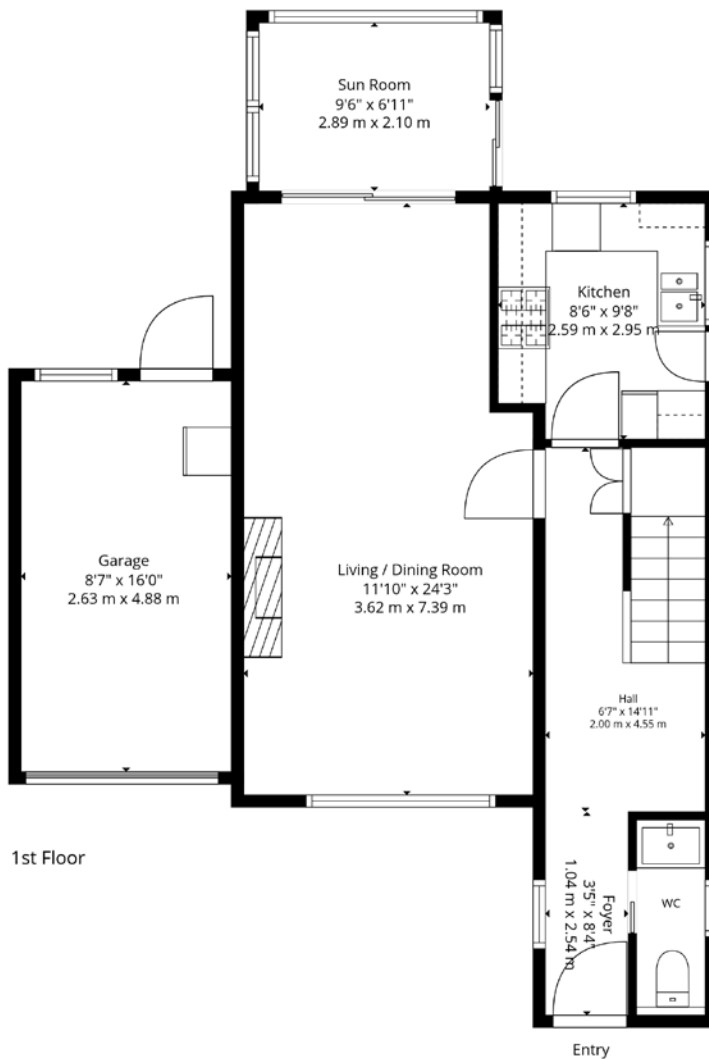


Externally, the property continues to impress. The landscaped front garden creates an appealing approach, while the well-maintained rear garden offers an attractive outdoor setting with space to relax, entertain and enjoy the warmer months. A driveway and garage provide valuable off-street parking and additional storage, adding to the home's everyday convenience.

EXTERNALS

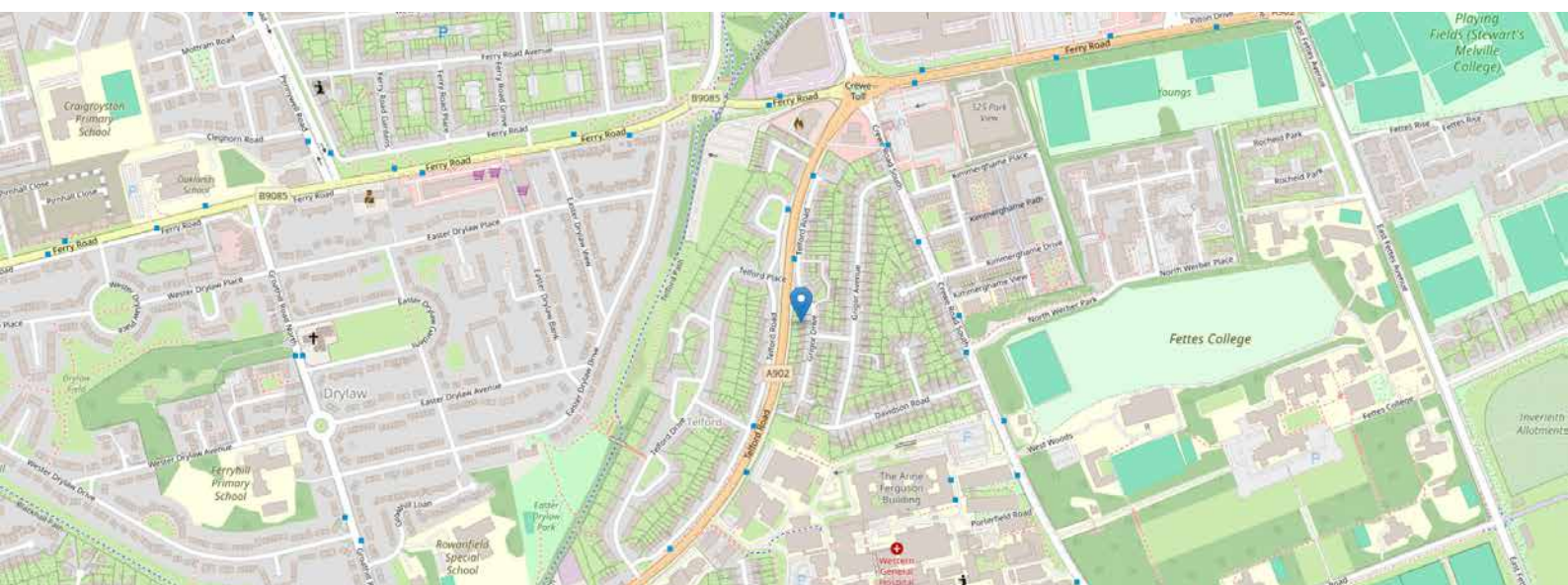


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: C



THE LOCATION

Situated in the established residential area of Craigleith, in north-west Edinburgh, 8 Grigor Drive enjoys a convenient setting with a wide range of everyday amenities within easy reach. The area offers an appealing balance of residential surroundings, shopping convenience and access to the wider city, making it an attractive choice for a variety of buyers. Shopping is particularly convenient, with Craigleith Retail Park offering a selection of well-known retailers and supermarkets. Further local shops and everyday essentials can be found throughout the surrounding area, while Edinburgh's city centre provides an extensive choice of independent shops, restaurants, cafés and cultural attractions.





For those who enjoy spending time outdoors, the area benefits from access to a variety of green spaces. The Royal Botanic Garden Edinburgh and Inverleith Park provide attractive destinations for leisurely walks, outdoor recreation and enjoying the changing seasons.

The location is also well placed for travelling around Edinburgh, with local bus services providing connections to the city centre and surrounding districts. Haymarket and Edinburgh Waverley offer wider rail connections for commuters and those travelling further afield, while the surrounding road network provides convenient access to other parts of the city.

Families will also appreciate the range of schools in the wider area, with several primary and secondary school options nearby. Catchment arrangements should be confirmed directly with the City of Edinburgh Council.



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