




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYERS PREMIUM

46 Craigleith Hill Park

CRAIGLEITH, EDINBURGH, EH4 2NR

CRAIGLEITH, EDINBURGH



The nearby Craigleith Retail Park & The property exterior



HIGHLY DESIRABLE LINKED-DETACHED HOUSE. MAKING FOR AN IDEAL FAMILY HOME.

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.

46 CRAIGLEITH HILL PARK



An excellent opportunity has arisen to acquire this highly desirable four bedrooms linked-detached house, making for an ideal family home and located within the popular Craigleith area of Edinburgh. Viewing of this property is highly recommended.

There are also two spacious double bedrooms, one of which has two double built-in wardrobes, a single bedroom with the optional use as a home office and a three piece, fully tiled family bathroom with an overhead shower and a chrome heated towel rail.

The ground floor features an entrance hallway which leads to the bright and spacious lounge/diner with a large floor-to-ceiling window flooding the room with natural light and a fully fitted, partially tiled kitchen, benefiting from an integrated four gas hob/oven, extractor hood, two large storage cupboards, optional access hatch to the dining area and access to the rear garden.

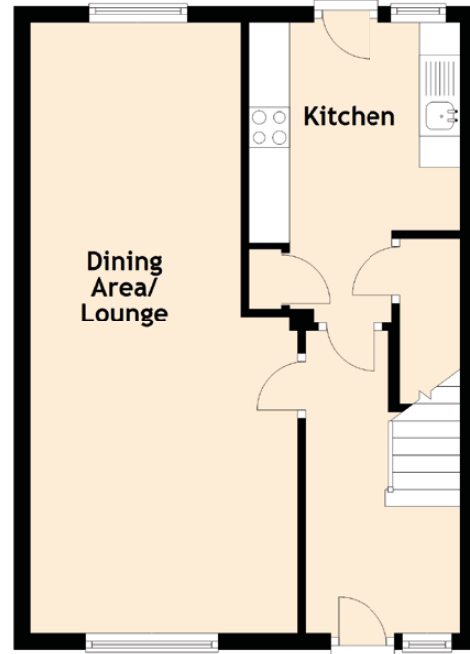
There are two sections of attic space in this property, one is partially floored and accessed via Ramsay ladder in the landing and the other is accessed via the master bedroom.

This property also benefits from, real wood flooring presumed throughout the ground floor, gas central heating, full double glazing, private garden grounds to the front, side and rear of the property with a single driveway to the front, leading to the single integral garage, allowing for secure off-street parking for up to two cars and more than adequate meter parking to accommodate for visitors. Additional residents parking permits can be obtained for a small annual fee.

The first-floor landing features a linen cupboard, master bedroom with access to the sunny south facing balcony, also providing views across Edinburgh, including Edinburgh Castle and Arthur Seat and a three piece, fully tiled en-suite shower-room with built-in storage.



LOUNGE/DINING AREA & KITCHEN



Approximate Dimensions
(Taken from the widest point)

| | |
|--------------------|---------------------------------|
| Kitchen | 2.62m (8'7") x 2.57m (8'5") |
| Dining Area/Lounge | 7.56m (24'10") x 3.30m (10'10") |
| Bedroom 1 | 4.10m (13'5") x 2.53m (8'4") |
| En-suite | 2.48m (8'2") x 1.36m (4'6") |
| Bedroom 2 | 3.33m (10'11") x 2.91m (9'7") |
| Bedroom 3 | 3.81m (12'6") x 3.32m (10'11") |
| Bedroom 4 | 2.83m (9'3") x 2.68m (8'10") |
| Bathroom | 1.90m (6'3") x 1.70m (5'7") |

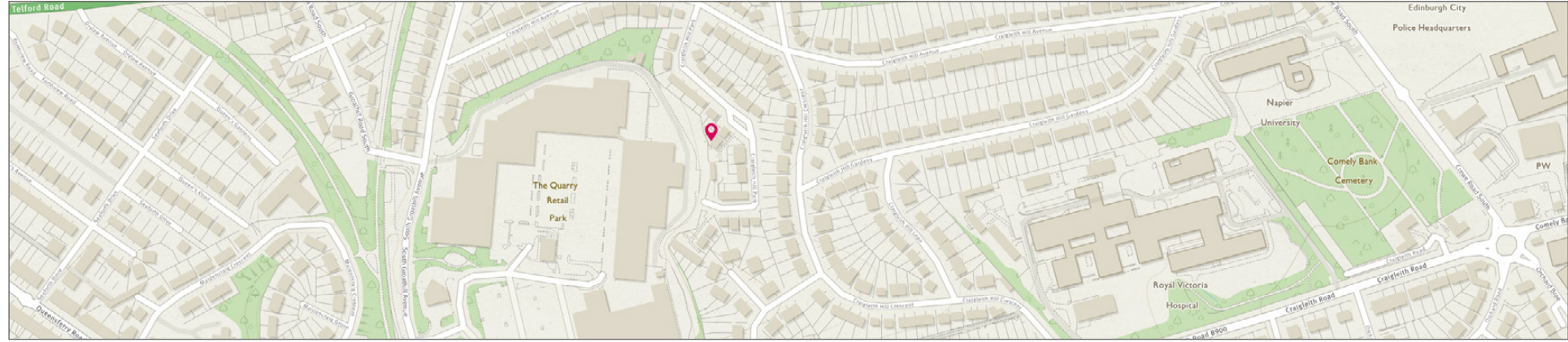
Gross internal floor area (m²): 95m²

EPC Rating: C

Buyer's Premium Value: £4800.00

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.



BEDROOMS, BATHROOM, & EN-SUITE

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SEAN NICOL
 Surveyor



Professional photography
VIKTOR VASS
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer