



*SPACIOUS THREE BEDROOM END TERRACED HOUSE  
IN EDINBURGH'S SOUGHT AFTER CRAIGLEITH AREA*



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McEwan Fraser Legal is delighted to present this three-bedroom end terraced house in Edinburgh's highly sought-after area of Craigleith.

Inside, the property comprises of a spacious living/dining room with windows front and back with a generous dining and living furniture area, offering various options for furniture arrangements.











There is a fully equipped kitchen that provides access to the private rear garden. The kitchen benefits from a fan oven, electric hob, and free-standing white goods.







The house benefits from three spacious bedrooms, two of which are well-proportioned doubles and the third bedroom is a generous single room or home office.







**Bedroom 2**







**Bedroom 3**



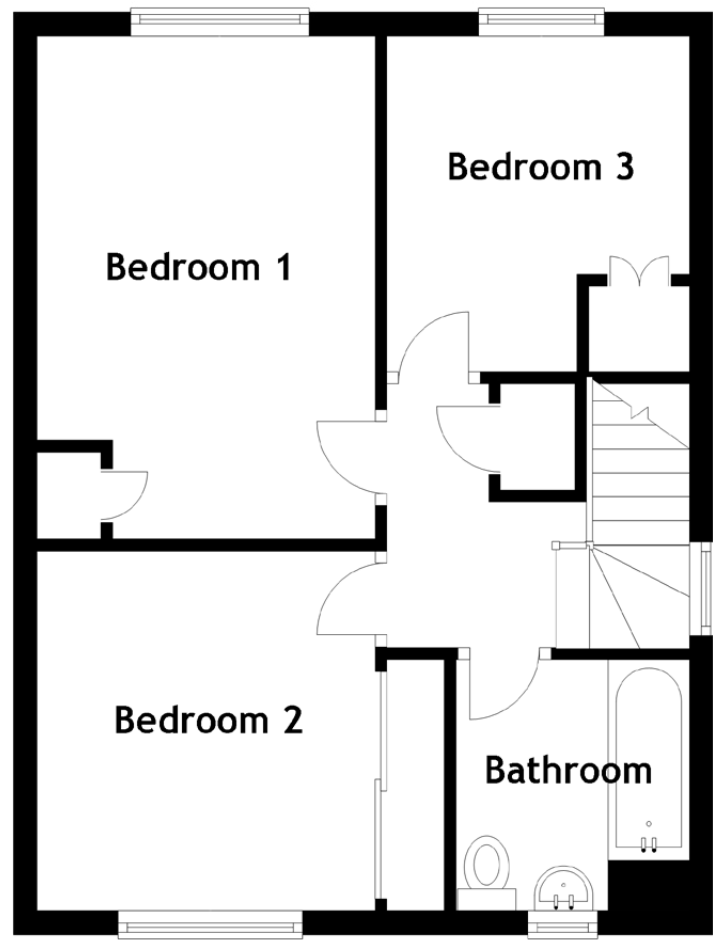
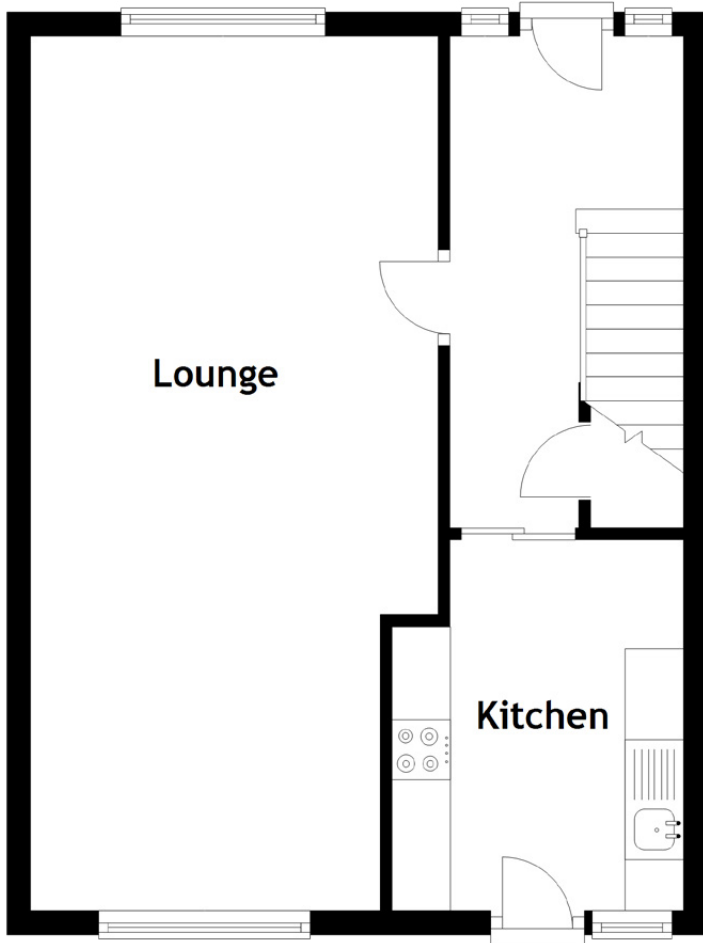




The property is served with one main family bathroom which is fitted with a three piece modern white suite with mains shower.







Approximate Dimensions  
(Taken from the widest point)

Lounge	7.30m (23'11") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.50m (8'2")
Bedroom 1	4.20m (13'9") x 2.90m (9'6")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Bedroom 3	2.80m (9'2") x 2.60m (8'6")

Bathroom	2.10m (6'11") x 2.00m (6'7")
Gross internal floor area (m <sup>2</sup> ): 85m <sup>2</sup>	
EPC Rating: D	

## Floor Plan





The property has generous storage options from cupboards to attic space as well as a large single garage with electricity. The property benefits from gas central heating with Hive thermostat and modern double glazing, making for a warm and cost-effective home, year-round.

In addition to this, the property has a private front and rear garden both of which are well



proportioned to the house and comes with the single driveway. The rear garden has a “pod” which is an ideal outdoor entertaining/dining space. Further to that there is a development opportunity with this home.

The property has the potential for an extension and some proposals have been drawn up by an architect. These drawings are available on request.





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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 and boasts a Sainsbury's, Marks and Spencer and Boots.

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.

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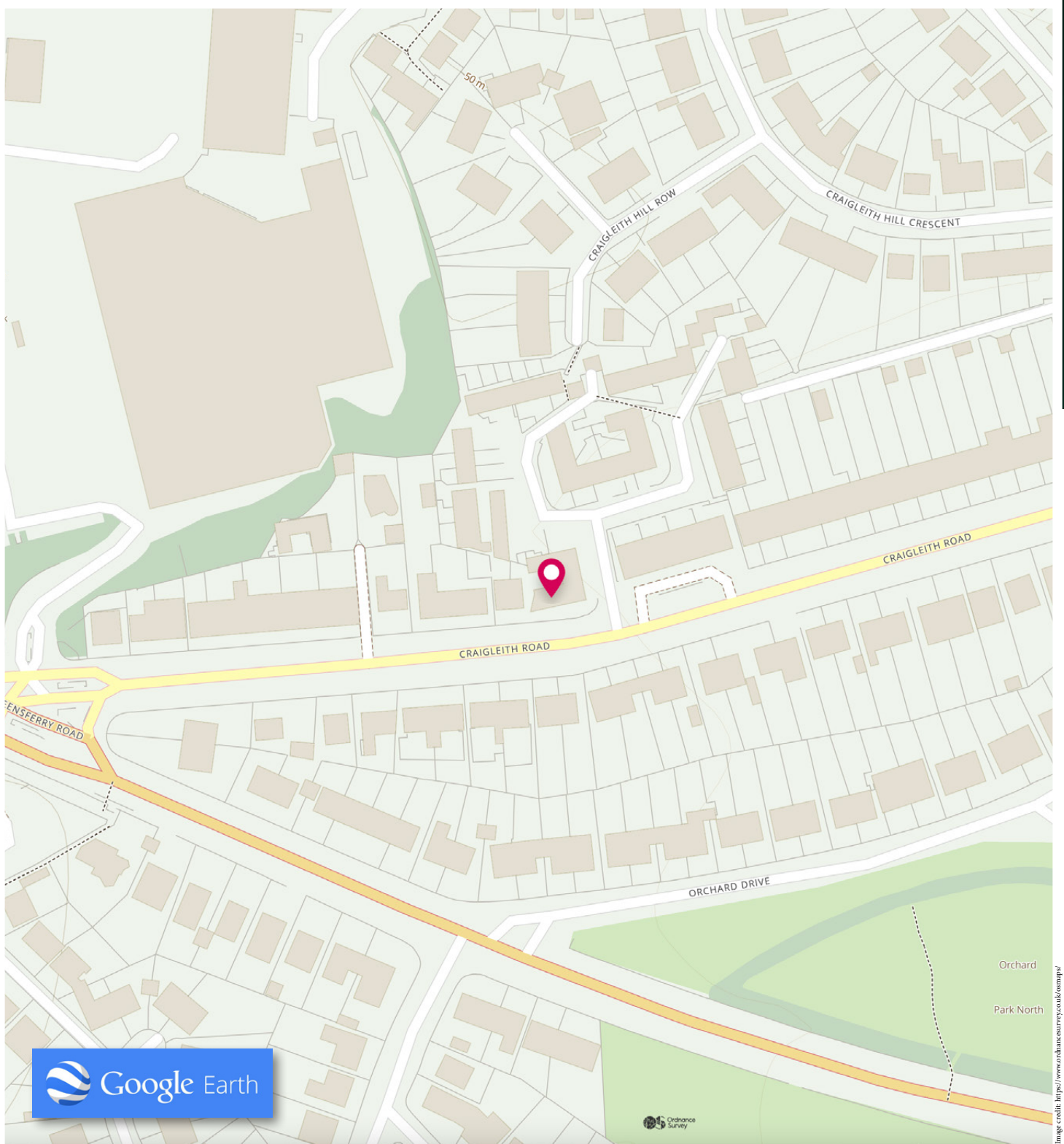


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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