




McEwan Fraser Legal
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25 Grigor Avenue
EDINBURGH, EH4 2PQ



THE LOCATION

EDINBURGH, EH4 2PQ

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, which offers seven day shopping with extended hours and boasts a Sainsbury's, Marks and Spencer and Boots, is only a short walk away.

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 there are a number of 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.

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.



25 GRIGOR AVENUE

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

The ground floor features an entrance hallway which leads to the bright and spacious lounge/diner with large windows to the front and French doors to the rear flooding the room with natural light, gas fireplace for those cold dark evenings and a fully fitted kitchen, benefiting from an integrated hob and oven as well as free-standing appliances, from the kitchen you can also access outside. Bedroom three is a spacious single, which could also serve well as a home office space. Excellent storage can also be found under the stairs. To complete the ground level is a spacious two-piece WC.







“... AN IDEAL FAMILY HOME
AND LOCATED WITHIN
THE POPULAR CRAIGLEITH
AREA OF EDINBURGH ...”





The first-floor landing features a linen cupboard, master bedroom with built-in wardrobes and bedroom two is also an excellent size accommodating a double bed and freestanding furniture as well as housing the modern gas-combination boiler in the cupboard.

The main family bathroom comes fully fitted with a white three piece suite with shower over the bath. This room makes the most of the space on offer.

This property also benefits from gas central heating, serviced gas fireplace, full double glazing, private garden grounds to the front, side and rear of the property with a garden shed, a single driveway to the front, leading to the single garage, allowing for secure off-street parking for up to two cars and more than adequate storage. In addition to the parking, there is ample on-street free parking.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

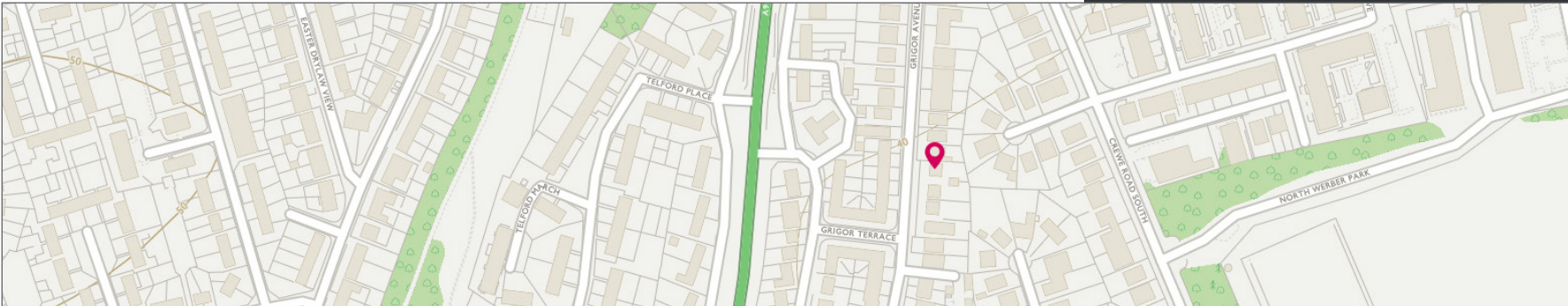


Approximate Dimension
(Taken from the widest point)

Lounge/Diner	7.37m (24'2") x 4.95m (16'3")
Bedroom 1	4.04m (13'3") x 3.33m (10'11")
Bedroom 2	3.69m (12'1") x 2.60m (8'6")
Bedroom 3	2.95m (9'8") x 2.47m (8'1")
Bathroom	2.45m (8') x 1.80m (5'11")
WC	1.56m (5'1") x 0.86m (2'10")

Gross internal floor area (m²): 90m²

EPC Rating: D





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Part
Exchange
Available

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Text and description
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 Photographer



Layout graphics and design
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