

70 Craigleith Hill Crescent

CRAIGLEITH, EDINBURGH, EH4 2JP



*A SPACIOUS DETACHED FAMILY HOME WITH
EXCEPTIONAL GARDENS IN THE HEART OF CRAIGLEITH*



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This spacious detached family home is set on a generous plot in the highly sought-after residential area of Craigleith. Offering excellent outdoor space, the property benefits from a large driveway, garage, and an exceptionally large rear garden, ideal for family life and entertaining.

The accommodation is well laid out and flexible. On the ground floor, there is a bright and welcoming living room, a separate kitchen, utility room, sun room, and a convenient downstairs bathroom. A fourth bedroom on the ground floor provides excellent versatility, perfect for guests, home working, or multi-generational living.



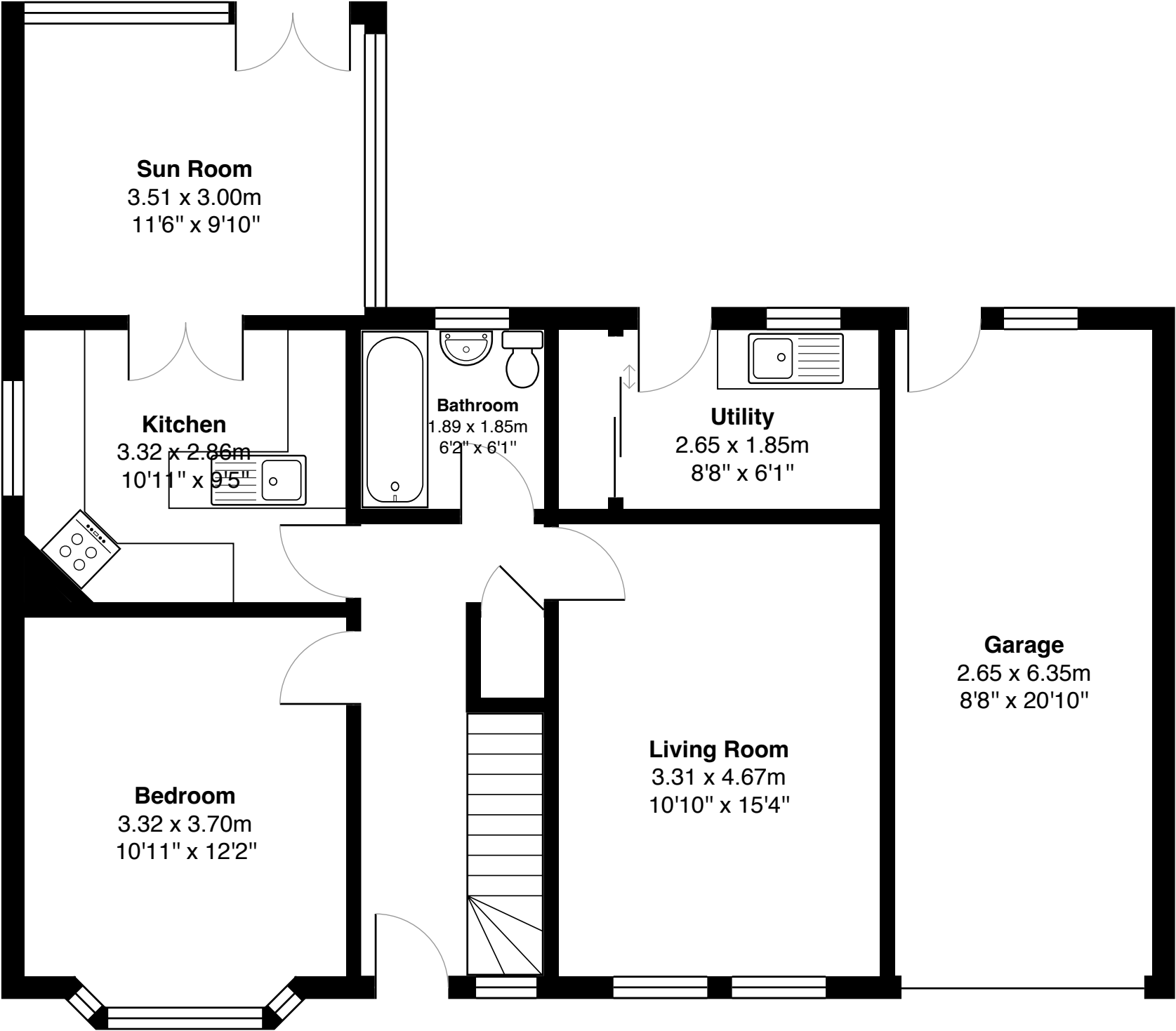




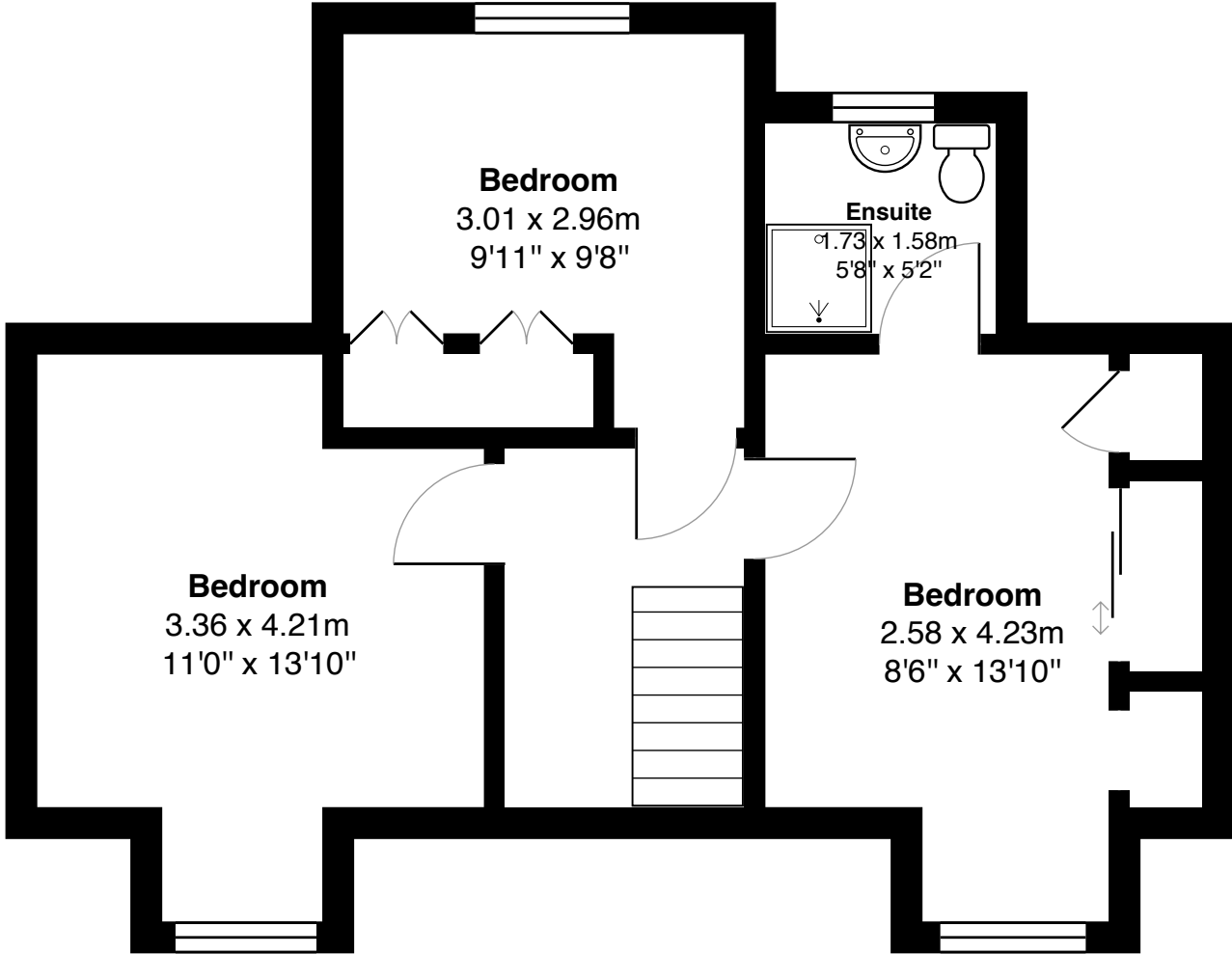


Upstairs, the home features three generous double bedrooms, all well-proportioned, along with an en-suite in one of the bedrooms.





Gross internal floor area (m²): 101m²
EPC Rating: D



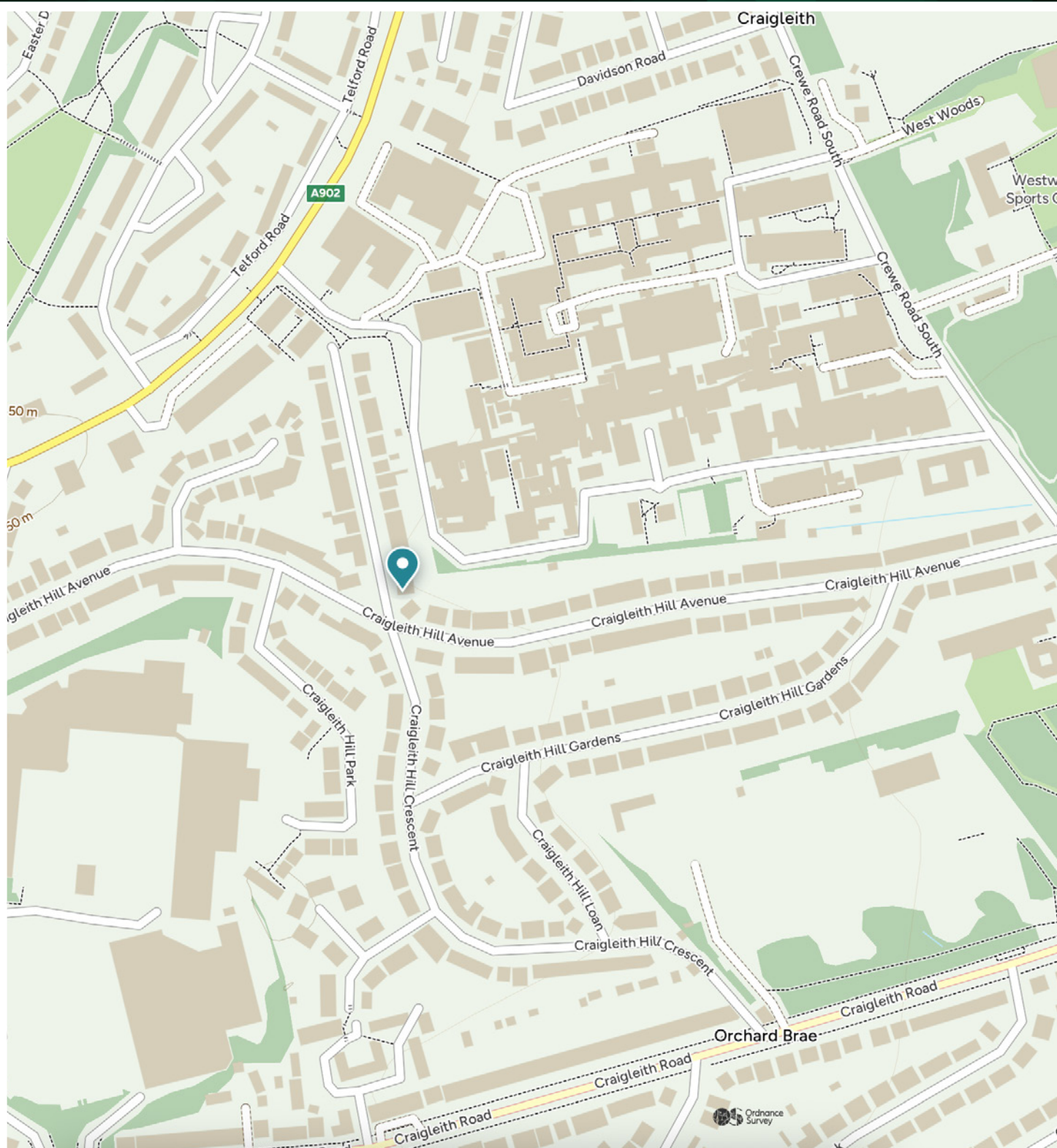


Located in a popular and well-established area, the property is ideally positioned for local amenities, schools, and transport links, making it an excellent long-term family home.



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.

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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