




McEwan Fraser Legal
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4 Telford Grove
EDINBURGH, EH4 2UL



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.





McEwan Fraser Legal is delighted to present this lovely three bedroom townhouse which is located close to Edinburgh City Centre. The property provides spacious and flexible accommodation over three floors making for a fantastic family home.

Internally, the property consists of an entrance porch, WC, converted garage that can be used as a large family room, where you can relax and enjoy the peaceful setting that the property is situated on. This room might also suit those requiring life/work arrangement or could become the ultimate playroom for the kids. Continuing through the hall, you find a beautiful contemporary dining kitchen. There is a generous range of base and wall mounted units, offer excellent prep and storage space, topped off with stone work surfaces. There is a range of integrated appliances. The kitchen can happily accommodate a dining table and provides access to the charming rear garden.

Continue upstairs to a large living room with patio doors to the front that flood the room with natural light; the three-piece family bathroom consists of WC, wash hand basin and bath; the accommodation on this level is completed by a large double sized bedroom with built-in mirrored wardrobes. The second floor is accessed by a carpeted staircase with wooden handrail and here you will find two further double bedrooms. The large rear facing double includes a large integrated wardrobe and the front-facing master includes patio doors onto a small balcony and an attached en-suite shower room.

The front garden area is mainly mono-blocked with a driveway which provides parking. The rear garden is enclosed by a fence with a mixture of lawn and patio. Residential parking can be found to the front of the property. 4 Telford Grove further benefits from double glazed windows, underfloor heating on the ground floor and gas central heating which is sure to make this a cosy yet cost-effective home.





SPECIFICATIONS

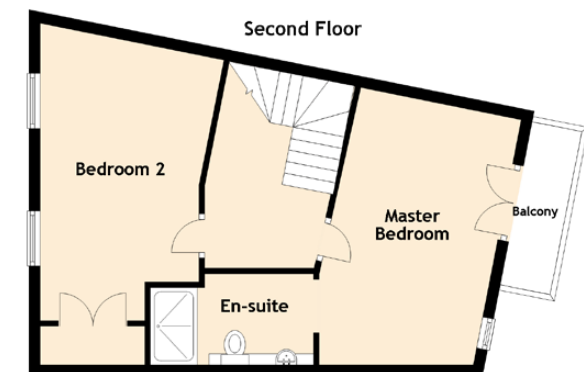
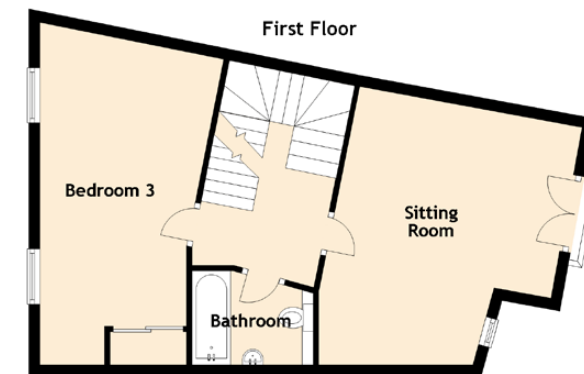
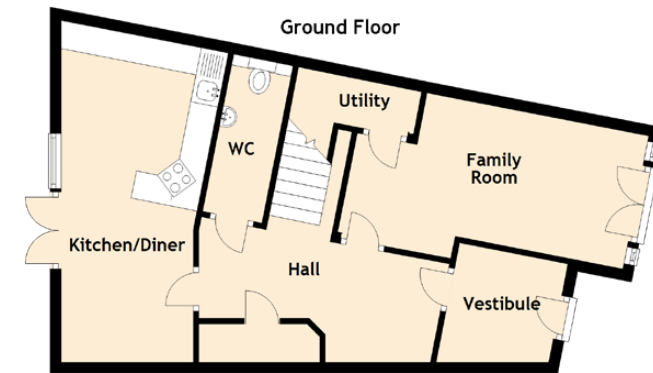
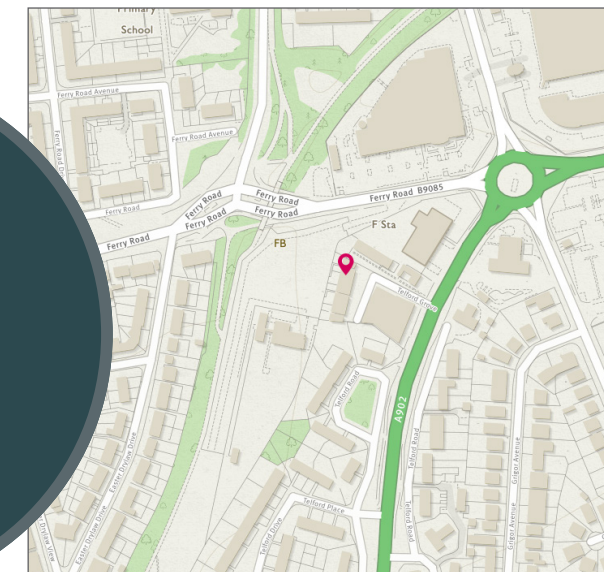
Approximate Dimensions (Taken from the widest point)

Ground Floor
 Family Room 5.20m (17'1") x 2.96m (9'8")
 Kitchen/Diner 6.20m (20'4") x 3.10m (10'2")
 Utility 2.28m (7'6") x 0.85m (2'10")
 WC 2.90m (9'6") x 1.10m (3'7")

First Floor
 Sitting Room 4.70m (15'5") x 4.10m (13'6")
 Bedroom 3 6.20m (20'4") x 3.40m (11'2")
 Bathroom 2.20m (7'3") x 1.70m (5'7")

Second Floor
 Master Bedroom 4.65m (15'3") x 3.10m (10'2")
 En-suite 2.80m (9'2") x 1.45m (4'9")
 Bedroom 2 5.30m (17'5") x 3.40m (11'2")

Gross internal floor area (m²): 133m² | EPC Rating: C





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Part
Exchange
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