



165 Craigleith Road
Edinburgh, EH4 2EB

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"165 Craigleith Road is a rarely available 4 double bedroom, mid-terrace Victorian house"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- STUDY/OFFICE
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING









LOCATION

Craigleith is a much sought-after residential area which is located to the west of Edinburgh. Conveniently situated with easy access to a good range of local shops in Blackhall with further extensive shopping facilities at the Craigleith Retail Park, which includes Marks & Spencer, Boots and Sainsbury's. Comely Bank and Stockbridge are also conveniently close by and offer a further selection of specialist shops and an excellent range of bistros, wine bars and traditional pubs, banks and post offices. There is also a large Waitrose supermarket in Comely Bank. The city centre can be reached in under ten minutes by car and there are regular bus services both in to and out of the city centre. There are enjoyable walks nearby on Corstorphine Hill. The Royal Botanical Gardens, Inverleith Park, the Water of Leith Walkway can all be easily reached. Stewarts Melville and Mary Erskine Schools are in the vicinity, as are several other excellent private and public schools. The Western General Hospital and other major financial institutions are all close by. The nearby A90 Queensferry Road offers a direct link to Barnton from where major motorway networks and Edinburgh Airport are accessible.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

DESCRIPTION

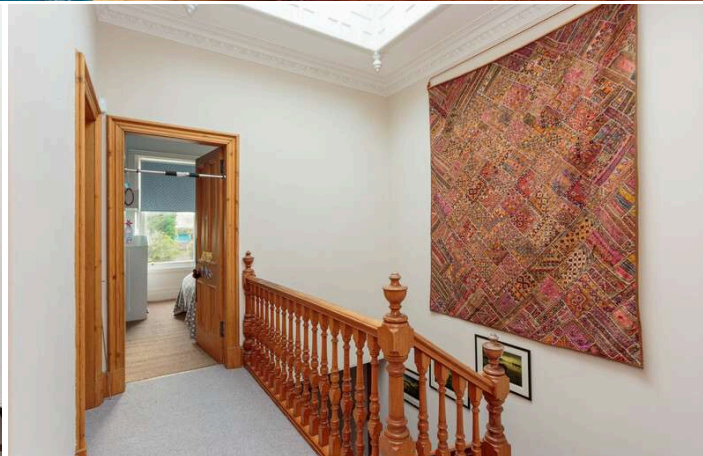
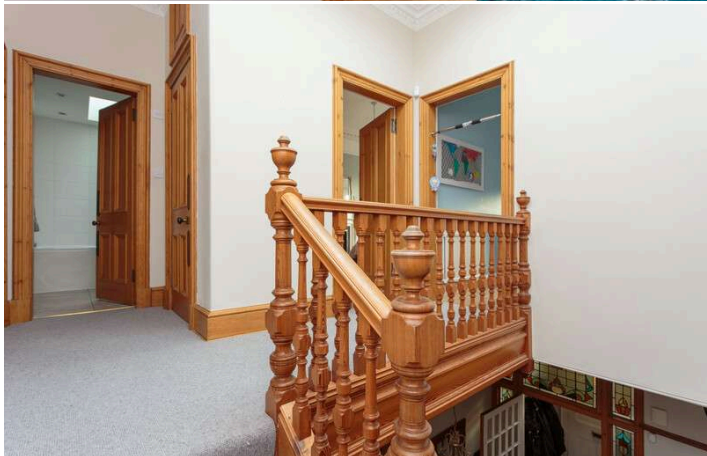
165 Craigleith Road is a rarely available 4 double bedroom, mid-terrace Victorian house. The property is in move-in condition, with exquisite design, tasteful presentation and contemporary features complementing each other so flawlessly.

The accommodation comprises: vestibule with encaustic floor tiles and deep cloakroom with window off, welcoming hall with shower room off; impressive living room with south facing bay window, living flame gas fire and Edinburgh Press; luxuriously sublime extended dining/kitchen with bi-fold doors allowing the flow of internal and external space to interact, a utility room off; home office with pulley and French doors opening into the garden; return stair case leads to the upper landing where a wide cupola allows natural daylight to flood in and there's a useful deep airing cupboard; double bedroom 1 with bay window, fitted wardrobes and alcove; double bedroom 2 with alcove and fashionable ensuite with mains operated shower; double bedroom 3 with fitted wardrobes; double bedroom 4 with attic hatch to partially floored loft space and stylish bathroom with 3 white piece suite, mains operated shower and daylight through a cupola.

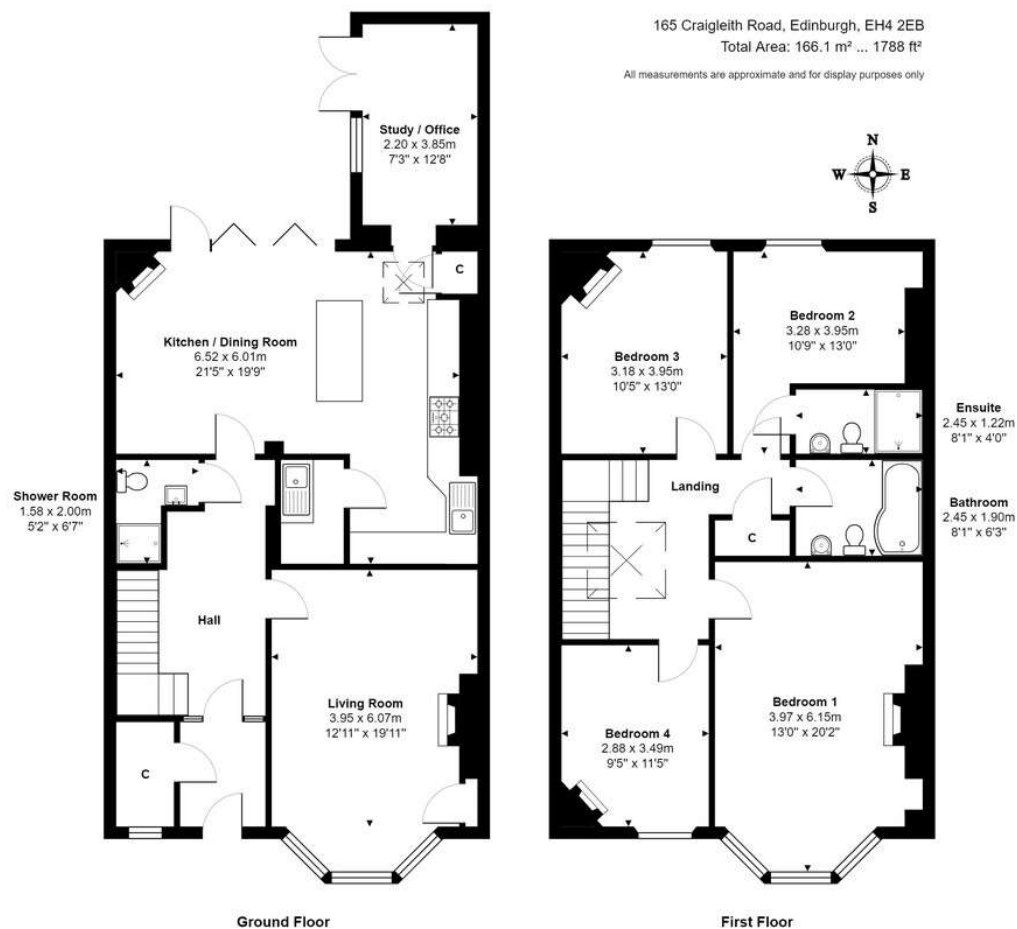
Further benefits are a front garden with privacy provided by a privet hedge, enclosed suntrap rear garden with substantial summer house for working or relaxing within (power supply), metal storage unit, laid to lawn, mature borders and a patio which you can enter the dining kitchen; gas central heating (Worcester boiler), recently fitted sash and case windows with double glazed units, ornate corning, natural wood work, fireplaces, on street permit parking, unrestricted side street parking, a close walk into the city centre, Stockbridge and Western General Hospital, great local amenities, regular transport links, short commute to Edinburgh Airport, easy car access to the Queensferry Crossing, M9, City bypass, M8 and beyond, a great selection of nursery, primary and secondary schools including Stuarts Melville, Mary Erskine, Fettes and Edinburgh Academy.

The energy efficiency rating for this property is band D





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