

109 Telford Road, Craigleith  
Edinburgh, EH4 2PX

OFFERS OVER £275,000

dm  
property

drummondmiller



- Large 5-bedroomed house with flexible layout
- Sunny living room and fitted kitchen/breakfast room
- 5 double bedrooms, bright bathroom and stylish downstairs shower room
- GCH and DG
- Scope for further improvements
- Gated driveway and easily maintained enclosed gardens
- Ideal commuter base
- EPC C

### Description

This large 1960's mid-terraced house is set back from the main thoroughfare and overlooks mature trees on a grassy verge. The property was extended in 2020 and now offers extremely comfortable and versatile accommodation (110 sqm) for families including those with mobility restrictions. It has a living room with a gas fire, fitted kitchen/breakfast room, two double bedrooms and a very modern shower room on the ground floor: There are two further double bedrooms, a single bedroom and bright bathroom featuring a corner bath/shower on the upper floor. Above average storage space including several fitted wardrobes is provided and there is scope for further improvements.





### Central Heating and Double Glazing

The property is a warm and sunny home having gas central heating complemented by replacement UPVC double glazing and insulated external render.

### Garden

There is a private front garden with a gated double driveway and pavours. The fully enclosed rear garden is also designed for ease of maintenance.

### Location

This extended home is set back from the main thoroughfare and is virtually opposite the Western General Hospital. It is on the boundary between Drylaw and Craigleith which is ideal for commuters and very close to Craigleith Retail Park. Major City Centre attractions are a short drive away (2 miles) and excellent bus services operate across the city.

### Extras

The sale price includes fitted carpets, the range cooker, cooker hood and shed.

### Viewing

To view telephone Agents 0131 229 3399 (07595820611 outwith office hours).

### Mortgage Valuation

The mortgage valuation is £285,000 and the Home Report is available via the ESPC web site.

### EPC and Council Tax

The property has a C-rated Energy Performance Certificate and is in Council Tax band C.





109 TELFORD ROAD, EDINBURGH EH4 2PX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,185 SQ FT / 110 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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