



Offers Over  
**£405,000**

## 52 Craigleith Road

Craigleith | Edinburgh | EH4 2DR

An excellent opportunity has arisen to purchase this delightful, traditional lower villa which benefits from attractive, well kept private gardens to the front and rear. Quietly located within the sought after Craigleith district of the city within easy reach of excellent amenities, transport links and reputable schooling.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  EPC Rating –D
-  Council Tax Band - F



## Description

The deceptively spacious accommodation is offered to the market in good decorative order throughout and has been very well kept by the present owner. Whilst now benefiting from a degree of upgrading/modernisation, this fine home shall undoubtedly appeal to the professionals, small families or may also suit those looking to downsize or retirees, keen to stay close to the many amenities and bus links nearby. Meriting internal viewing to be fully appreciated, the light filled property comprises; entrance vestibule, welcoming hallway with good storage provisions. There is an elegant bay windowed sittingroom with pleasant open aspect with leafy backdrop and featuring a fireplace (currently disconnected). A delightful diningroom/lounge is rear facing with real wood flooring and fireplace with gas fire. The kitchen is located off and is fitted with a range of wall and base units with built-in hob/oven and hood with integrated appliances. A small conservatory/sun room is accessed from the kitchen with storage facilities and offers a lovely space to relax with lovely views over the private garden, with door providing direct access. There are two generous double bedrooms, one with aspect to the front with feature fireplace and built-in wardrobes with the second bedroom with dual aspect to side and rear and fitted with built-in wardrobes and additional understair storage cupboard. Finally, the modern shower room comprises of a white three piece. Further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings (excluding the hall and sittingroom), blinds and curtains shall be included in the sale together with the built-in hob/oven/hood and recently upgraded integrated appliances (washing machine, fridge freezer and dishwasher). It should be noted that the hob is not currently in working order and shall be sold as seen.



## Gardens and parking

The property benefits from lovely private gardens. The front garden has a central pathway leading to the entrance and the garden to the rear is a delightful area, which has been heavily invested with a beautiful array of plants and shrubs, set out with a paved patio and area of lawn. Permit and metered parking is available to the front and surrounding areas.



## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

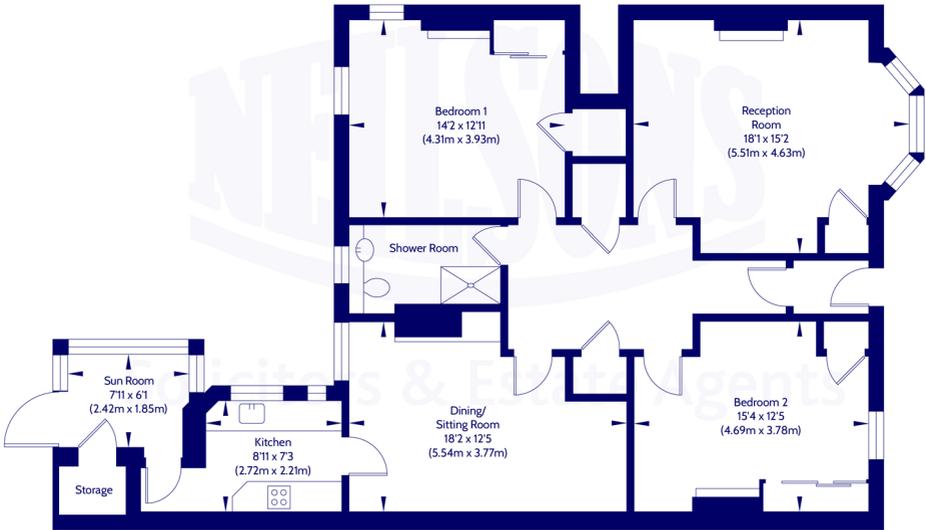
Craighleith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre and is in the catchment area for highly regarded schools from nursery to senior level. For shopping, Craighleith Retail Park is within walking distance, and includes many shops and stores including a Sainsburys supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank which is en-route to the many varied shops, pubs and restaurants of the fashionable Stockbridge area of town, easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks & cycle routes along the Water of Leith and Blackhall Path. For the commuter, the property is well placed for the main roads west and north out of the City, to the Airport, City Bypass and to the motorway network across central Scotland. In addition, excellent local bus services provide swift access to the city centre and surrounding areas.





Approx. Gross Internal Floor Area 113.24 Sq M / 1219 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

