



**2 Groathill Gardens West,
Craigleith, EH4 2LU**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

STUNNING

THREE-BEDROOM, SEMI-DETACHED VILLA



A stunning, three-bedroom, semi-detached villa, beautifully situated in a quiet cul-de-sac location, in the sought after Craighleith district in Edinburgh. It has been well maintained and great care has been given to décor and floor coverings throughout. The lounge which has views, through the ivy clad loggia, to the rear garden, is particularly attractive. The generously proportioned, open plan dining room, leads to a most stylish, quality kitchen, which has solid wood units and marble worktops. There are also two double bedrooms and a luxury bathroom, on the ground floor, and a very spacious and bright upstairs bedroom, currently used as a useful living and home office space. It is thought that this area could be used to create a bedroom suite (subject to the necessary consents). There is a well-stocked, traditional, cottage style garden to the front with a winding pathway leading to the front door. The rear has been landscaped to create several sheltered patio areas, surrounding a lawn and there are well stocked, luscious borders and raised beds. Early viewing is essential to appreciate this most attractive property.

Entrance vestibule

Hallway

Lounge with two picture windows and wood burning stove

Dining room, open plan to kitchen

Two double bedrooms (one with fitted wardrobes)

Generous attic bedroom

Luxurious bathroom

Gas central heating

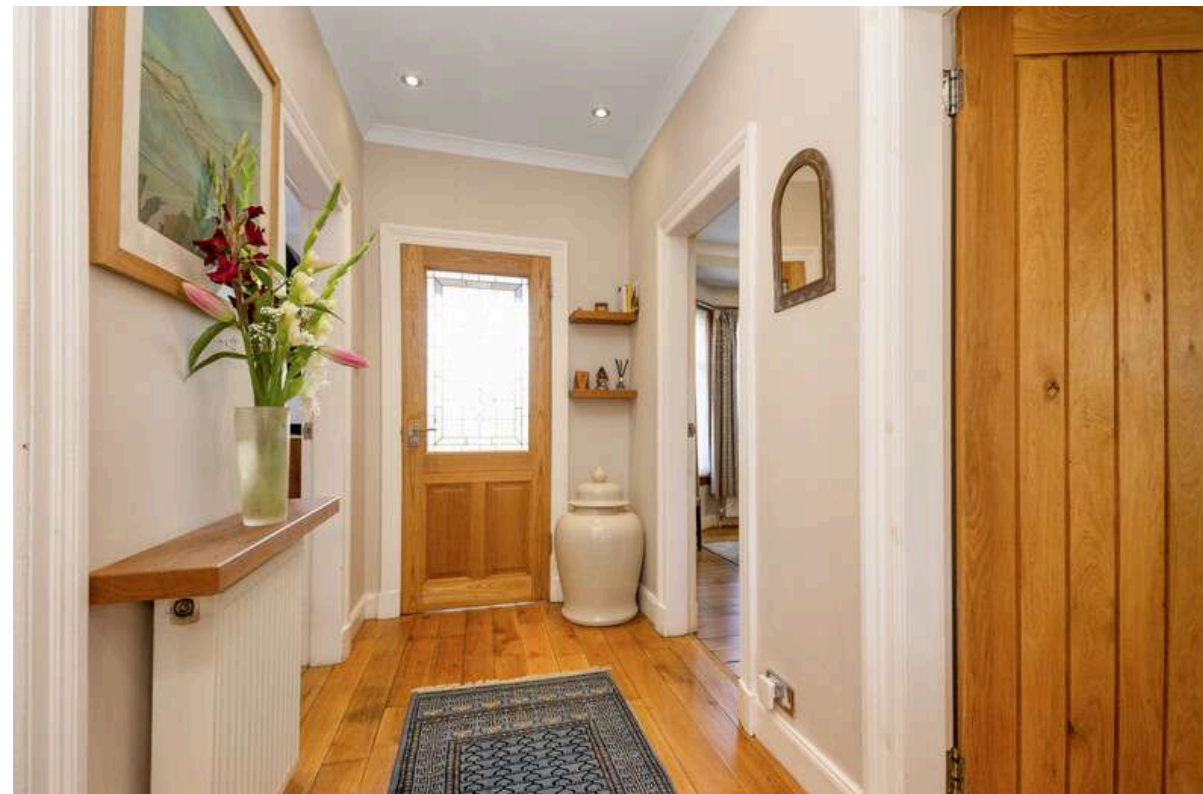
Double glazing

Mono-blocked driveway for two cars

Single garage, with power, light, water, sink, washing machine, tumble dryer

Front garden

Attractive, well-stocked garden to rear





CRAIGLEITH

Craigeith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre and a few minutes' walk to the Western General Hospital. First class retail amenities are to be found at Craigeith Retail Park and excellent local shopping in Stockbridge only a short drive away. There are excellent schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.



Extras

All fitted floor coverings, curtains, blinds and light fittings (except the dining room light). The kitchen appliances which include a gas range, electric oven, American style fridge freezer, washing machine/ drier and dishwasher (no warranties given).

The dining room table, 10 dining room chairs, dining room sideboard and antique wooden wardrobe in bedroom 3 available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£475,000

EPC Rating

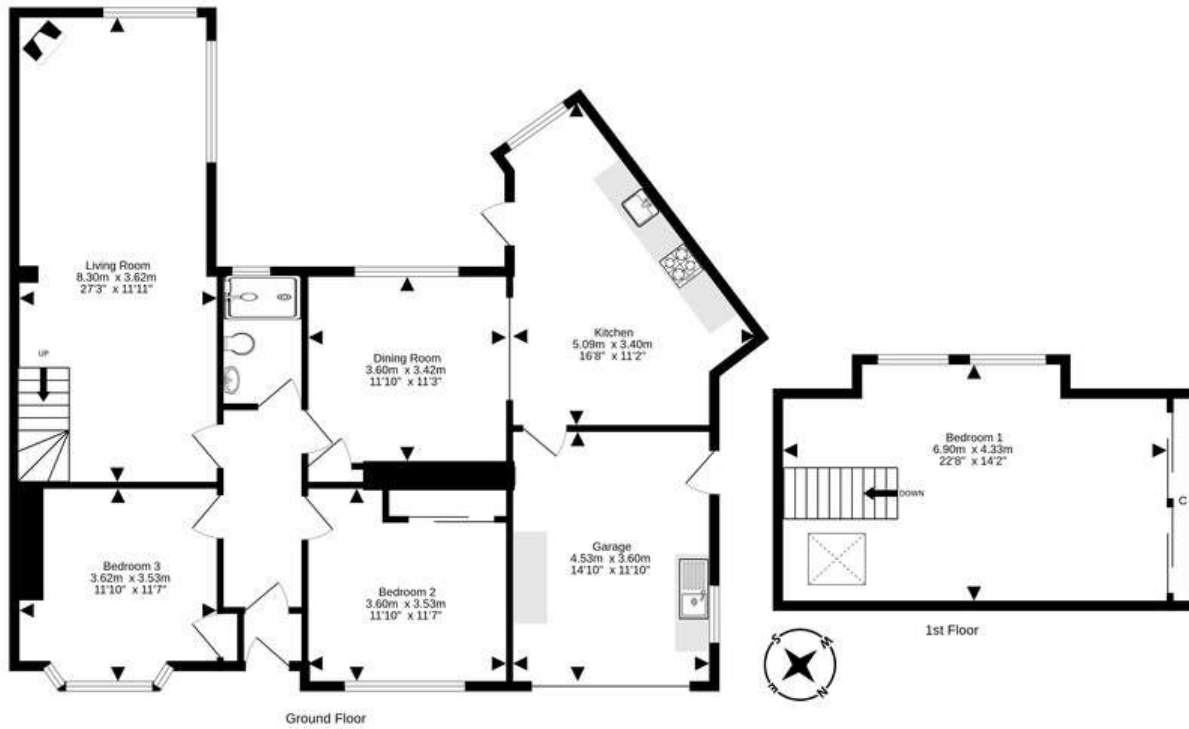
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