



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**96 GROATHILL ROAD NORTH**

Craigeith, Edinburgh, EH4 2SE





Benefiting from the private use of well-kept gardens and a driveway, this tastefully presented upper villa features two double bedrooms with storage, a contemporary kitchen, a bright reception room with a living flame fire, and a stylish bathroom. The appealing property lies conveniently close to Craighleith Retail Park and is well-served by city bus connections and major road links towards the Queensferry Crossing, the motorway network, and the bypass.

Extras: All fitted floor and window coverings are included.



## FEATURES

- Well-connected location
- Upper villa with attractive interiors
- Vestibule and landing, both with storage
- Bright living/dining room with living flame fire
- Tasteful modern kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Private neatly lawned gardens to the side and rear
- Private driveway
- Gas central heating and double glazing











"A WELL-PRESENTED  
MODERN HOME ENJOYING  
PRIVATE PARKING AND  
GARDENS, LOCAL  
SHOPPING, AND SUPERB  
TRANSPORT LINKS."







EPC RATING:



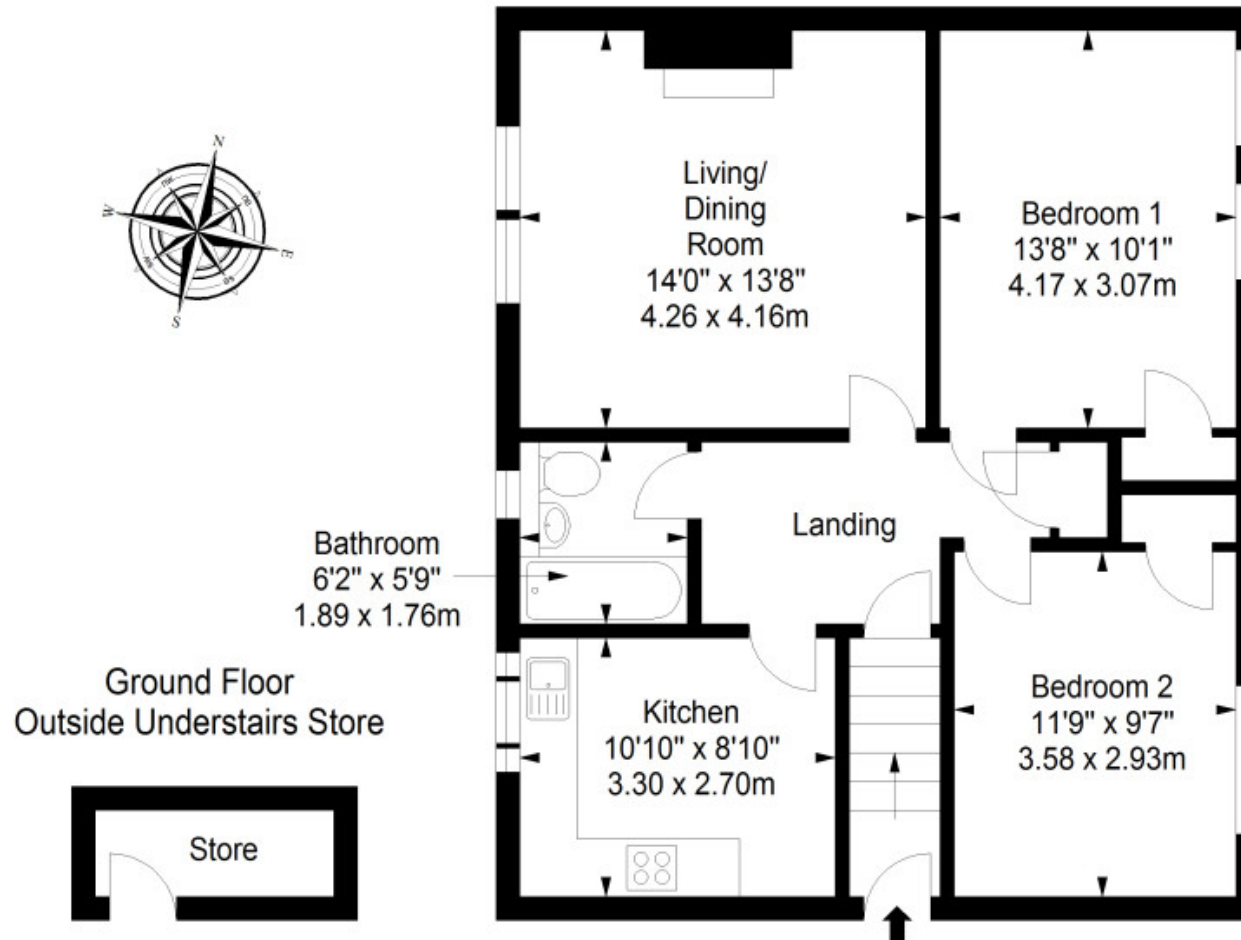
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### FIRST FLOOR

Approx. 67.9 sq. metres (730.9 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 sq. feet)





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.