



30 Groathill Loan, Edinburgh, EH4 2WL

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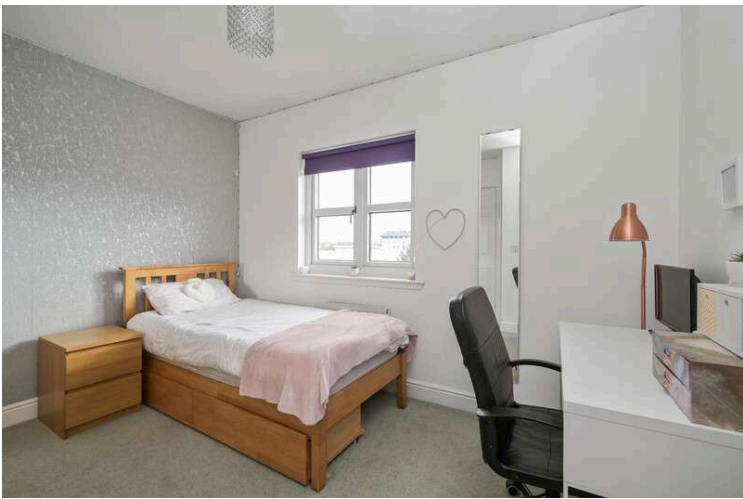




Rarely available and an absolute must on your viewing list, this substantial five bedroom detached property boasting a double garage, south facing rear garden and a fantastic conservatory offers bright, spacious and flexible accommodation for a growing family. The property conveniently forms part of an exclusive development built by Miller Homes set in a quiet cul-de-sac within the highly sought after residential area of Craigleith close to many local amenities, schooling and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Welcoming reception hallway.
- Front facing living room with complemented by a bay window, doors access the Conservatory.
- Large south facing conservatory with direct access to the rear garden.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances.
- Utility room with wall and base units, door accesses the rear garden.
- Downstairs cloaks comprising WC and wash hand basin.
- Bedroom five/dining/family room with patio doors to the rear garden.
- Front facing master bedroom with built in wardrobes and en-suite shower room.
- Double bedroom rear facing with built in wardrobes.
- Rear facing double bedroom.
- Single bedroom front facing with built in storage.
- Family bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating, double glazing throughout.
- Double garage with loft storage.
- Fabulous, enclosed south facing rear garden with patio and BBQ areas along with a garden shed.
- Private garden to the front along with the driveway.





## Location

Craigleith is a residential area situated to the north west of Edinburgh's city centre. It's a mature, leafy neighbourhood with a mix of property types including bungalows, detached and semi-detached houses and some more modern developments and flats. Craigleith Retail Park has a wide selection of high street retailers and supermarkets. There are excellent transport links across Edinburgh and also out to the City Bypass, the airport, the motorway network and the Forth Bridges. The paths along the Waters of Leith are easily accessible and very popular with walkers and cyclists. There is also fabulous walking on Corstorphine Hill which is on the doorstep and in Inverleith Park and the Royal Botanic Gardens. Stockbridge is a pleasant, short walk from Craigleith, with its selection of independent shops, bars, cafes and restaurants.

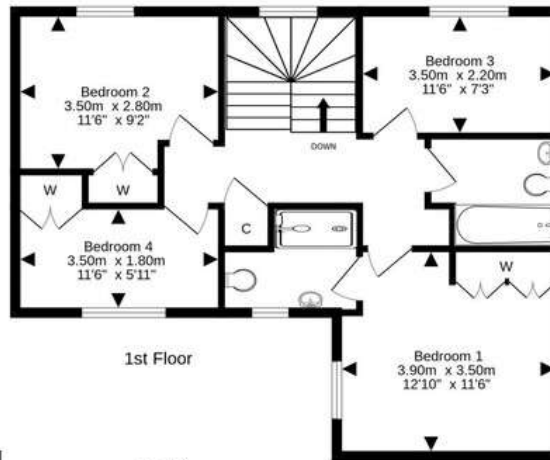
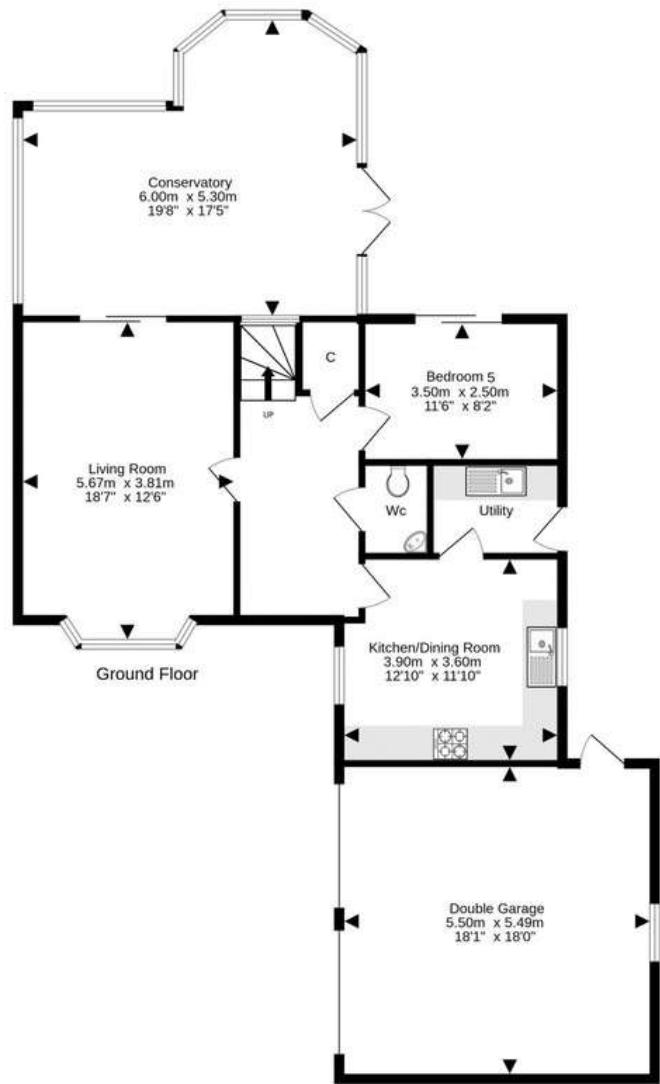
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

