



93 Craigleith Hill Crescent,  
Craigleith, Edinburgh, EH4 2JW

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with storage area beneath stairs.
- Attractive living room/dining room.
- Recently installed fitted kitchen with appliances.
- Access to rear garden.
- Upper landing accessed via carpeted staircase.
- Access to attic via pulldown Ramsay ladder.
- Main double bedroom overlooking the front of the property with storage cupboard.
- Further double bedroom with fitted wardrobes.
- Shower room.
- Gas central heating.
- Double glazing.
- Extensive garden areas to the front, side & rear of property.
- Driveway leading to garage at side/rear.
- Permit & metered parking in surrounding streets.
- Potential to extend (subject to usual planning consents).



## GENERAL DESCRIPTION

A rarely available semi-detached villa situated in the sought after Craigleith district of the city, a short journey to the northwest, Edinburgh City Centre and close to an excellent range of local amenities. The property offers excellent potential to extend as it is on a substantial corner plot, subject to the usual planning consents

## LOCATION

Craigleith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre. First class retail amenities are to be found at Craigleith Retail Park and there is excellent local shopping in Stockbridge, only a short walk away. There are superb 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. The property is also conveniently placed for those connected with the Western General Hospital. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.

COUNCIL TAX BAND E  
TRAIN STATION APPROXIMATELY 2.1 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.  
BUSES WITHIN 250 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVER HOOD, INTEGRATED MICROWAVE OVEN, FRIDGE AND FREEZER. THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE GARAGE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.







**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

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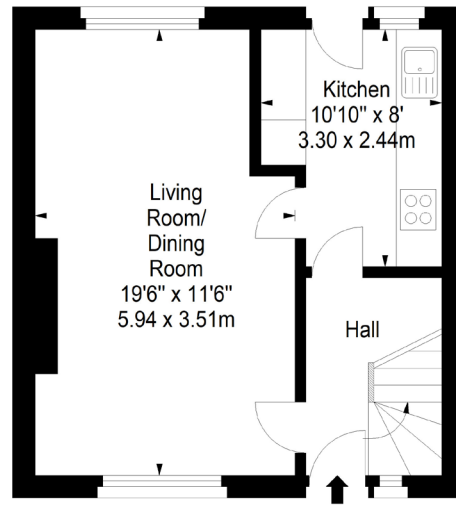
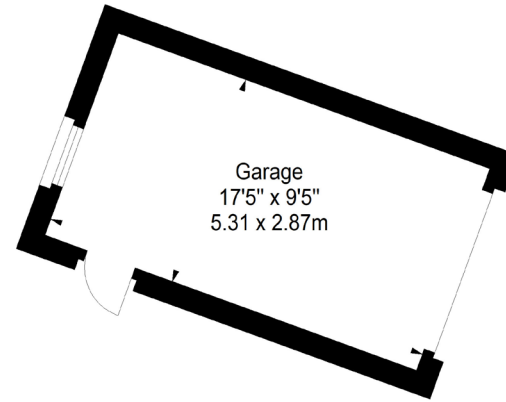


Approx. Gross Internal Area  
706 Sq Ft - 65.59 Sq M

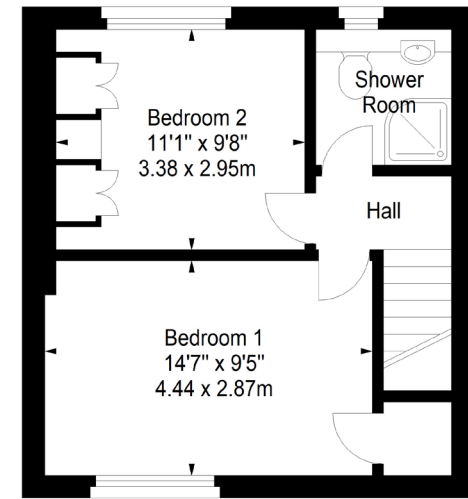
Garage

Approx. Gross Internal Area  
166 Sq Ft - 15.42 Sq M

For identification only. Not to scale.  
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Ground Floor



First Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.