










Fixed Price

**£300,000**

## 20 Craigleith Hill

Craigleith | Edinburgh | EH4 2EG

In immaculate order throughout, this stylish mid terraced home is located in a quiet cul de sac in the popular residential district of Craigleith. Close to the City Centre, excellent amenities and transport links, this modern home is sure to appeal to a variety of buyers including professionals and couples and viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Private rear garden
-  Driveway
-  EPC rating – D
-  Council tax band- D



## Description

In true move in condition, the accommodation is laid out over two levels, with downstairs briefly comprising of a welcoming hallway with understairs storage cupboard plumbed for a washing machine, bright lounge with a large window and glazed door to the rear garden, and open plan to a kitchen complete with sleek white wall and base units with co-ordinated worktops and a breakfast bar.

Moving upstairs, there are two bedrooms, the principal having a built in cupboard with hanging rail, and a fully tiled shower room. There is access to attic space via a Ramsay ladder.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings plus the gas hob and electric oven, microwave, fridge freezer, washing machine, brand new dishwasher and shed are included in the sale.

## Gardens & Driveway

To the rear is a full enclosed garden which has an area of lawn and a patio, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is a driveway providing off street parking plus on street permit parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

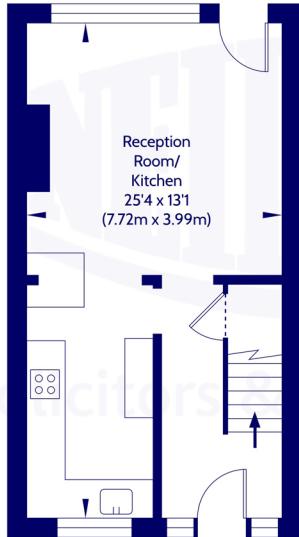
Craighleith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre. For shopping, Craighleith Retail Park is within walking distance and includes many shops and stores including a Sainsbury Supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank on route to the many varied shops, pubs and restaurants at the fashionable Stockbridge area of town which is easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks along the Water of Leith and around Inverleith Pond. The property is also well placed for the main roads west and north out of the City, to the Airport, City By-pass and to the motorway network across central Scotland. In addition, a variety of bus services run to the City Centre and surrounding areas and schooling is available at both primary and secondary levels.



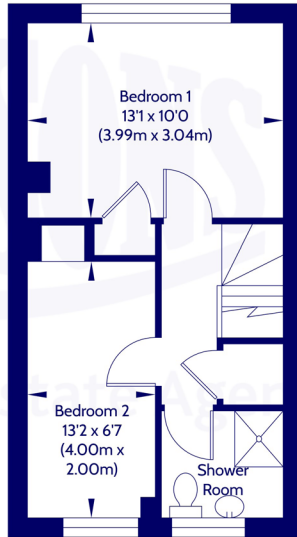


Approx. Gross Internal Floor Area 61.62 Sq M / 663 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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