



Offers Over
£199,950

42 Grigor Drive

Craigeith | Edinburgh | EH4 2PJ

This well-presented and spacious two-bedroom upper villa enjoys a prime location at the end of a peaceful cul-de-sac, with pleasant views of the well-maintained and quiet street. Nestled in a tranquil setting, the property remains conveniently close to excellent amenities. Offered in move-in condition, this charming home features a variety of appealing attributes. It is ideally suited for first-time buyers, professionals, or those looking to downsize.

 2 Bedrooms

 2 Public Rooms

 1 Bathroom

 Garage

Attic Storage

 EPC Rating – C

 Council Tax Band – C



Description

Entering through the main door, you are greeted by an internal staircase leading to the inner hallway, which offers excellent storage provisions along with an attic. The reception room, with its open aspect, features a focal fireplace and built-in storage, creating a warm and inviting atmosphere. The modern dining kitchen is fitted with sleek white wall and base units, a range of integrated and freestanding appliances, and stylish tiling in the splash areas. There is also ample space for a dining table, making it perfect for both everyday meals and entertaining. The property includes two double bedrooms, both benefiting from pleasant views and mirror-fronted built-in wardrobes, providing ample storage. The fully tiled bathroom is equipped with a white three-piece suite, including a jacuzzi bath with an overhead shower, and a heated chrome towel rail, adding a touch of luxury.



Extras

The property shall be sold with all fixtures, fittings, integrated and free standing kitchen appliances and fitted floor coverings.

Garage

The property further benefits from an external lock up garage for additional storage requirements and on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





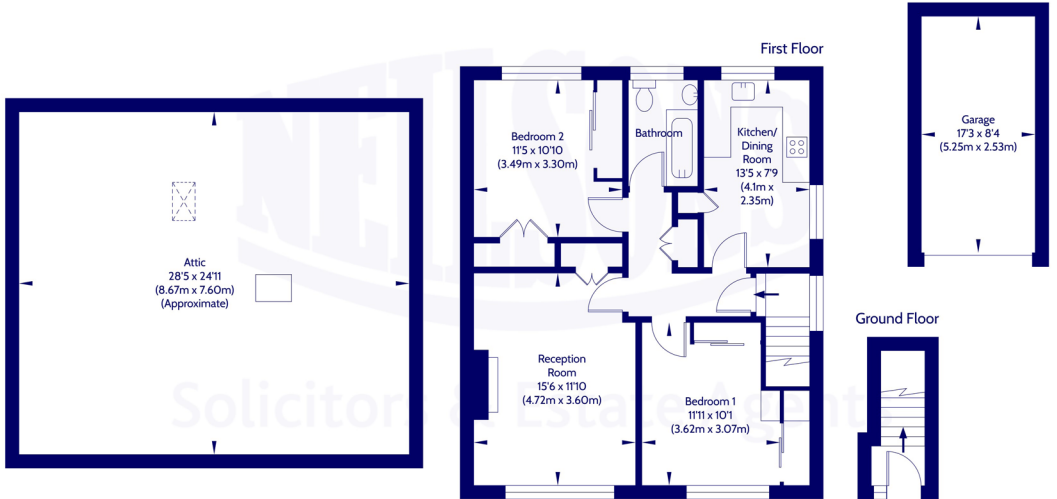
Location

Craigeith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre and is in the catchment area for highly regarded schools from nursery to senior level. For shopping, Craigeith Retail Park is within walking distance, and includes many shops and stores including a Sainsburys supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank which is en-route to the many varied shops, pubs and restaurants of the fashionable Stockbridge area of town, easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks & cycle routes along the Water of Leith and Blackhall Path. For the commuter, the property is well placed for the main roads west and north out of the City, to the Airport, City Bypass and to the motorway network across central Scotland. In addition, excellent local bus services provide swift access to the city centre and surrounding areas.





Approx. Gross Internal Floor Area 67.11 Sq M / 722 Sq Ft.



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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