



55 Craigleith Hill Gardens

Craigleith, Edinburgh, EH4 2JB

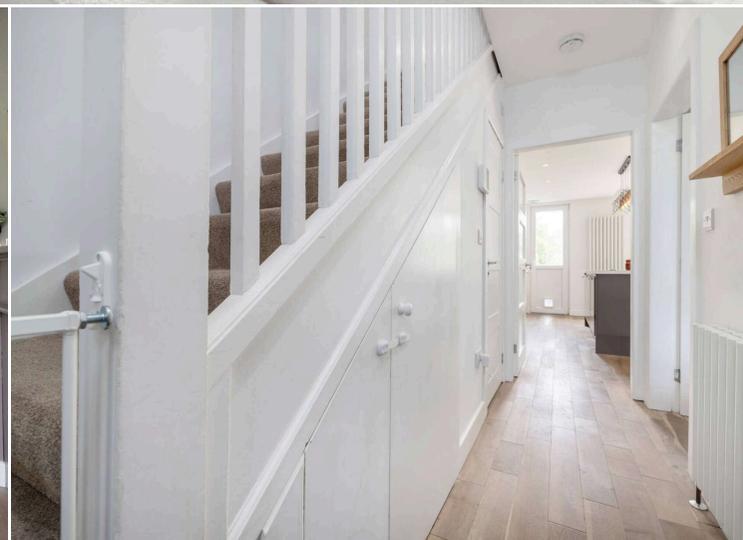


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Beautifully presented 2 bedroom terraced house with lovely south-facing rear garden.

- Stylish sitting room
- Kitchen/dining room
- Double bedroom 1 - built in wardrobes
- Double bedroom 2
- Family Bathroom
- Beautifully presented throughout
- Highly sought after residential area
- Lovely south-facing rear garden
- Permit parking
- Gas central heating & double glazing



Offers Over: £465,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

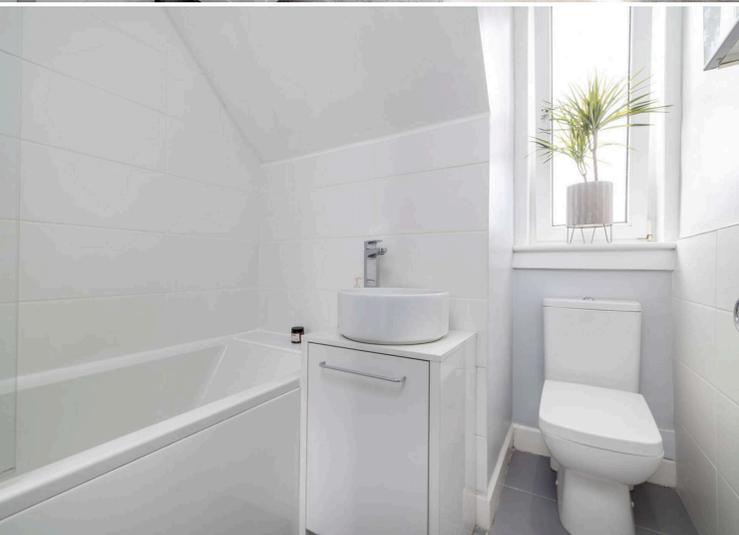
Located in the desirable and peaceful residential area of Craigleith, this superb terraced house lies within easy reach of Stockbridge, the West End and the City Centre. The property benefits from a delightful secluded south-fading rear garden with large patio area accessed directly from the kitchen/dining room.

The impressive interior is tastefully presented throughout offering bright and stylish accommodation over two levels. There is also a floored attic providing excellent storage space.

Extras

All fitted floor coverings, light fittings, blinds, curtain poles, hob, oven, extractor hood, fridge/freezer and dishwasher are included in the sale price. The curtains and washing machine are not included in the sale.

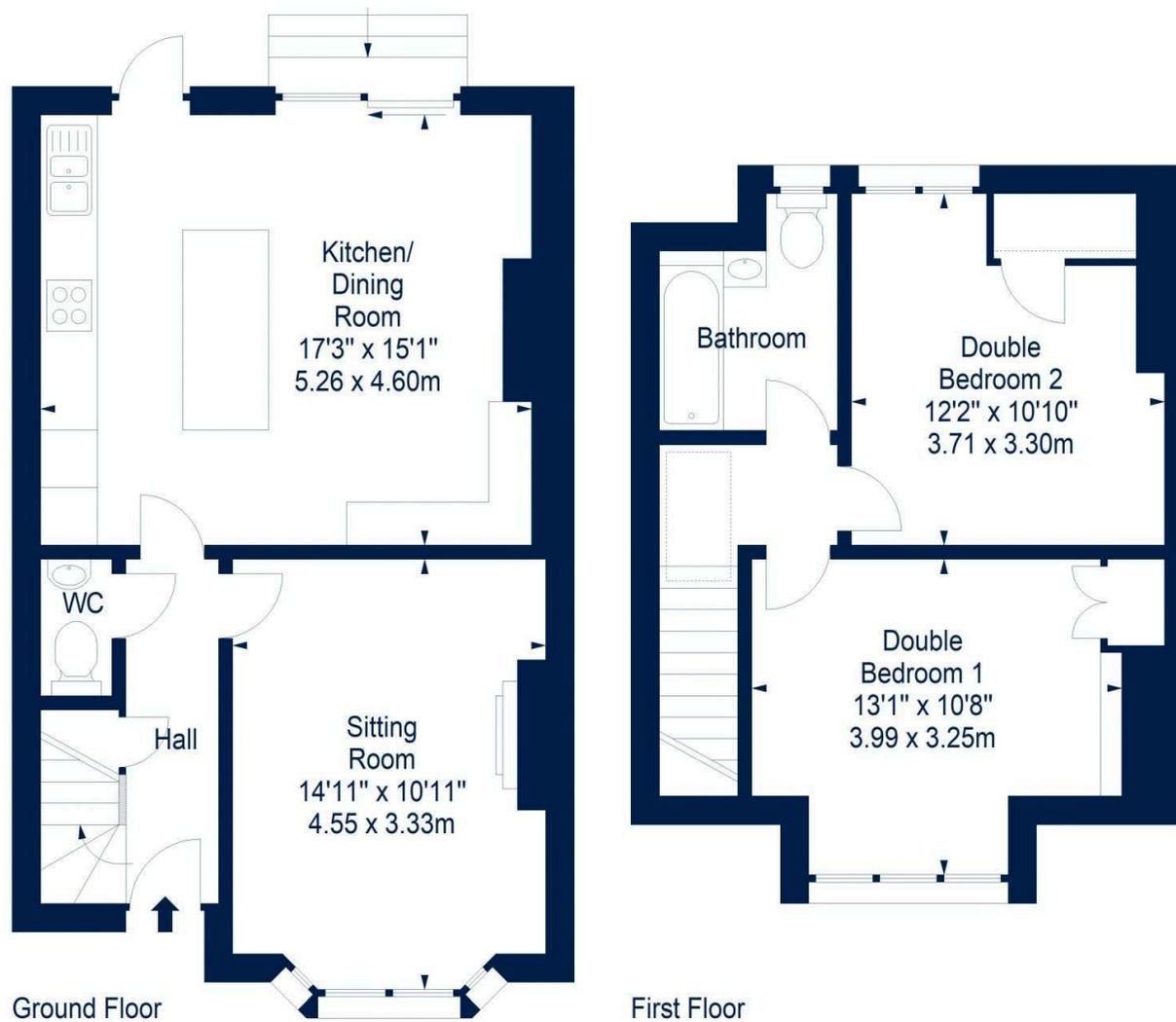




Location

Craigleith is a residential area situated north-west of the city centre with excellent local amenities and just a short drive from Edinburgh's West End and Stockbridge. Craigleith Retail Park is within close proximity offering a number of retail shops and the green open spaces of Inverleith Park, the Royal Botanic Gardens and Corstorphine Hill are nearby. This area is very well located for anyone working at the Western General Hospital or Police Scotland at Fettes and it has excellent bus routes into the city centre. Haymarket rail station, the City Bypass and M8 are easily accessible, giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. Excellent schooling is represented in both the state and private sector.

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House - Approx. Gross Internal Area - 894 Sq Ft - 83.05 Sq M

For identification only. Not to scale. © SquareFoot 2025





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