



8 CRAIGLEITH HILL PARK

Craigleith, Edinburgh, EH4 2NR



2

Public Room



3

Bedrooms



1

Bathroom

8 CRAIGLEITH HILL PARK

Introducing a spacious three-bedroom link-detached house that features bright and airy rooms and mature gardens. This home also benefits from a large reception area, a conservatory, and a galley-style kitchen. Plus, it has great built-in storage to keep the interiors tidy. It also has secure private parking as well. Situated by Craigleith Retail Park near the Western General Hospital, the property has a fantastic location that offers easy access to a wide selection of amenities. Green spaces, schools, and transport links are in easy reach as well, and the city centre can be accessed in just 10 minutes by car.

Entering the home, you are welcomed inside by a naturally-lit hall. On the left is the open-plan living and dining room, which spans the entire depth of the property to provide lots of floorspace for an assortment of furnishings. With dual-aspect windows to the east and west, it also captures sunlight throughout the whole day, adding to the airy ambience. Crisp neutral décor and a wood-toned floor elevate the space even further, along with a handy serving hatch to the kitchen. In addition, a conservatory extends from this reception space, providing a sunny locale with rear garden views. In the kitchen, there is a well-appointed range of base and wall cabinets and ample worksurface space. It has additional built-in storage and plenty of room for freestanding appliances.

Upstairs leads to two neutrally decorated double bedrooms and a versatile single bedroom that offers the flexibility to be used as an office or nursery. All three have built-in storage cupboards for convenience, and the second bedroom also has a fitted mirrored wardrobe. Finishing the interiors is a bright three-piece shower room.

Outside, the home has a leafy front garden and a mature rear garden which is fully enclosed. The latter has an easy-upkeep design that is made for relaxing and dining in the sun – perfect for summer barbecues. A private driveway and attached garage provide off-street parking for two cars.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious link-detached house
- Convenient location in Craigleith
- Naturally-lit entrance hall
- Large, open-plan living/dining room
- Suntrap conservatory
- Well-appointed, galley-style kitchen
- Two double bedrooms with storage
- Versatile third bedroom with storage
- Bright three-piece shower room
- Mature gardens to the front and rear
- Private driveway and attached garage







Extras: a fridge/freezer, a tumble dryer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.













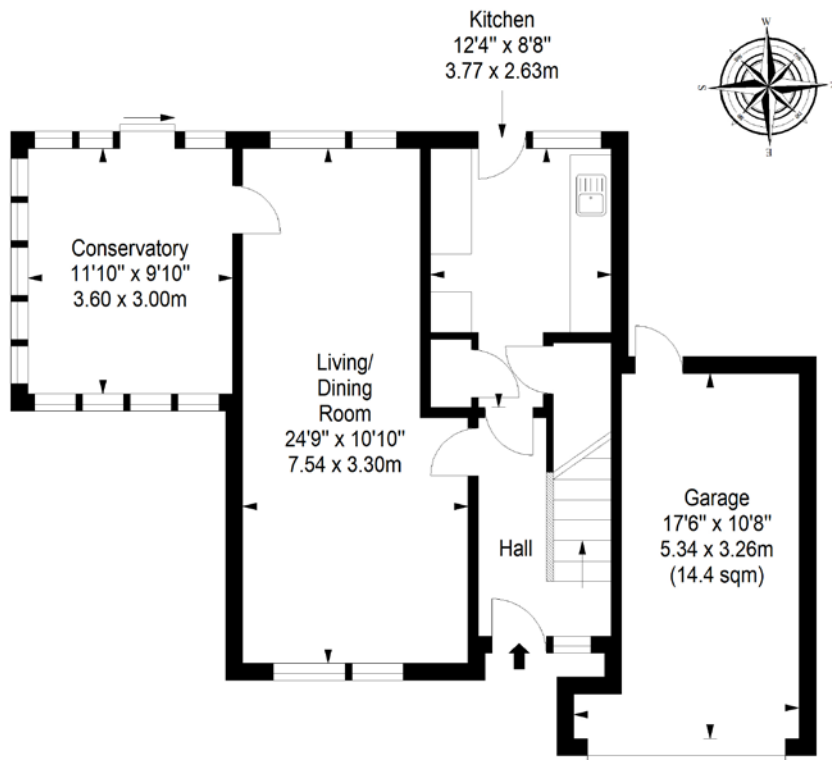


CRAIGLEITH

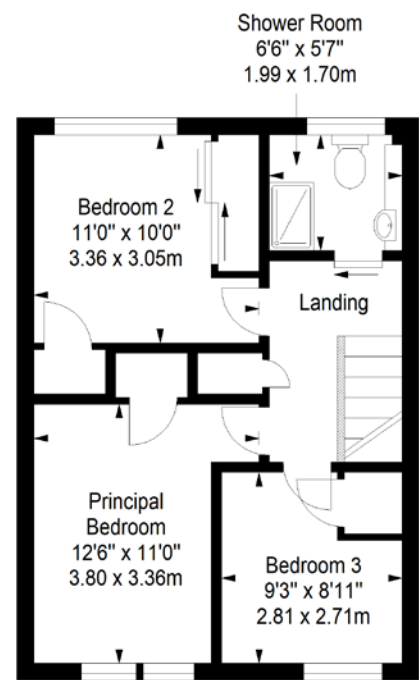
The leafy district of Craigleith lies northwest of Edinburgh, in close proximity to the city centre as well as a host of beautiful open spaces such as Ravelston Woods, Inverleith Park, and Cramond's scenic seafront. The Royal Burgess Golfing Society offers a prestigious course for golf enthusiasts, whilst local indoor sports facilities can be found at Ainslie Park Leisure Centre, boasting a swimming pool, gym, fitness class studio, and sports hall. Excellent local shopping amenities include those at Craigleith Retail Park, which hosts a Sainsbury's superstore alongside a range of high street retail outlets. Neighbouring Comely Bank and Stockbridge are renowned for their eclectic array of independent shops, delis and boutiques, as well as charming cafés, pubs, and eateries. Craigleith promises superb state schooling options, and the area is also surrounded by some of the capital's finest private schools. In addition to excellent public transport services into the city centre, Craigleith is a popular choice for those commuting further afield with swift road links to Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport, and the M8/M9 motorway networks.

FLOORPLAN

Ground Floor
Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

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