

**25 Craigleith Hill
Craigleith EH4 2EF**

Offers Over £220,000

Entrance hallway with under stair cupboard
Bright and spacious lounge/dining room
Kitchen that includes the appliances
2 double bedrooms one with fitted wardrobes
Bathroom fitted with a three piece suite and shower
Gas central heating and double glazing
Floored loft
Private front and rear gardens
Garage



Bright and spacious mid terraced villa close to excellent local amenities

A bright and spacious mid terraced villa set on an elevated site and forming part of a private development that is close to all amenities. The property offers lovely open views from the first floor and is in a quiet child friendly cul de sac. Craigleith is a popular area just to the west of the city centre which can be easily accessed by a frequent bus service that runs close by. There is swift access to the M8/9/90 motorway network, South Gyle and the International Airport along Queensferry Road. The area is served by public and private schools that include Flora Stevenson Primary, Fettes College, Daniel Stewart/Mary Erskines, Edinburgh Academy and Broughton High. Shopping facilities include the Craigleith Retail Park, a Waitrose Superstore in Comely Bank plus a host of specialist shops in nearby Stockbridge. Recreational facilities include Inverleith Park, a couple of golf clubs, Westwoods Health Club and a wide variety of cafes, bars and restaurants in Stockbridge.

The property was previously granted planning to convert the loft into a 3rd bedroom with en suite facility, this has however lapsed but could potentially be renewed.

Council Tax Band D

Energy Rating D

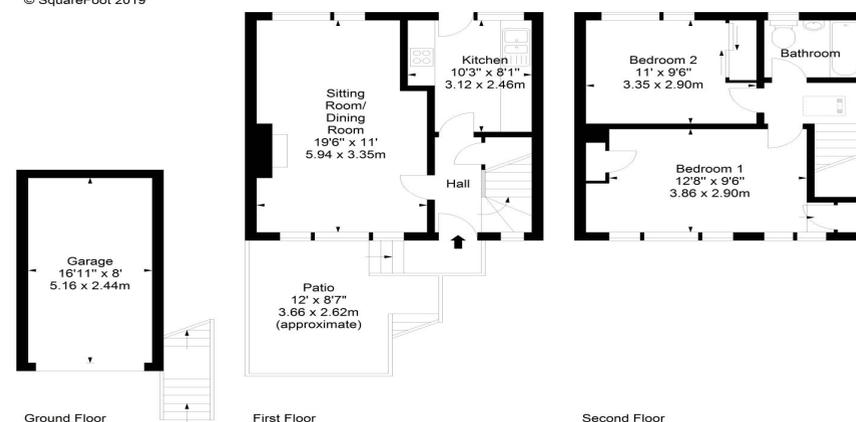
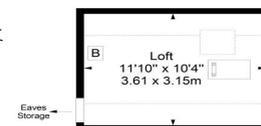
Viewing on Sunday 2-4pm or by appointment phone 0131 337 1800



Craigleith Hill,
Edinburgh,
Midlothian, EH4 2EF

SquareFoot

Approx. Gross Internal Area
948 Sq Ft - 88.07 Sq M
(Including Garage)
For identification only. Not to scale.
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