



61 Craigleith Hill Crescent, Edinburgh, EH4 2JS
A most attractive semi-detached bungalow

URQUHARTS
EDINBURGH



A most attractive semi-detached bungalow with elevated panoramic outlook looking over the City to Edinburgh Castle and Calton Hill.

Quietly situated in a sought-after residential area, the property is close to excellent local amenities including sought after schools and public transport. This is a fantastic opportunity to purchase a spacious, family home with private gardens to front and rear together with a driveway. It has been decorated beautifully to reflect the age of build with décor complementing the flooring and features. There is great potential to extend upwards and to the side and rear of the property with plans already drawn up (subject to the necessary consents). It benefits from gas central heating and single glazed sash and case windows with most of the rooms having attractive sanded and polished flooring. A feature of the property is the light filled sitting room which has a bay window to the front with views, picture rail, and wooden fireplace with tiled inset housing a working fire. The dining room has a shallow bay window giving a lovely outlook over the rear garden, please note this room could also be used as a third bedroom if necessary. The kitchen has been fitted with wooden units at wall and floor level, toning work tops, a slate tiled floor and benefits from a pantry cupboard. The bathroom has a white suite and enjoys a waterfall shower in addition to an instant shower and has a ceramic tiled floor. The bedrooms are large and spacious, bedroom one is most attractive, facing the rear and having views over the garden, bedroom two facing the front has useful built in furniture and panoramic views over the City. The easily maintained garden to the front has been laid to lawn with borders containing plant displays. To the rear the garden has been fenced to has been laid to lawn bordered by well stocked plant display areas and there is a mature tree to the rear.



ACCOMMODATION

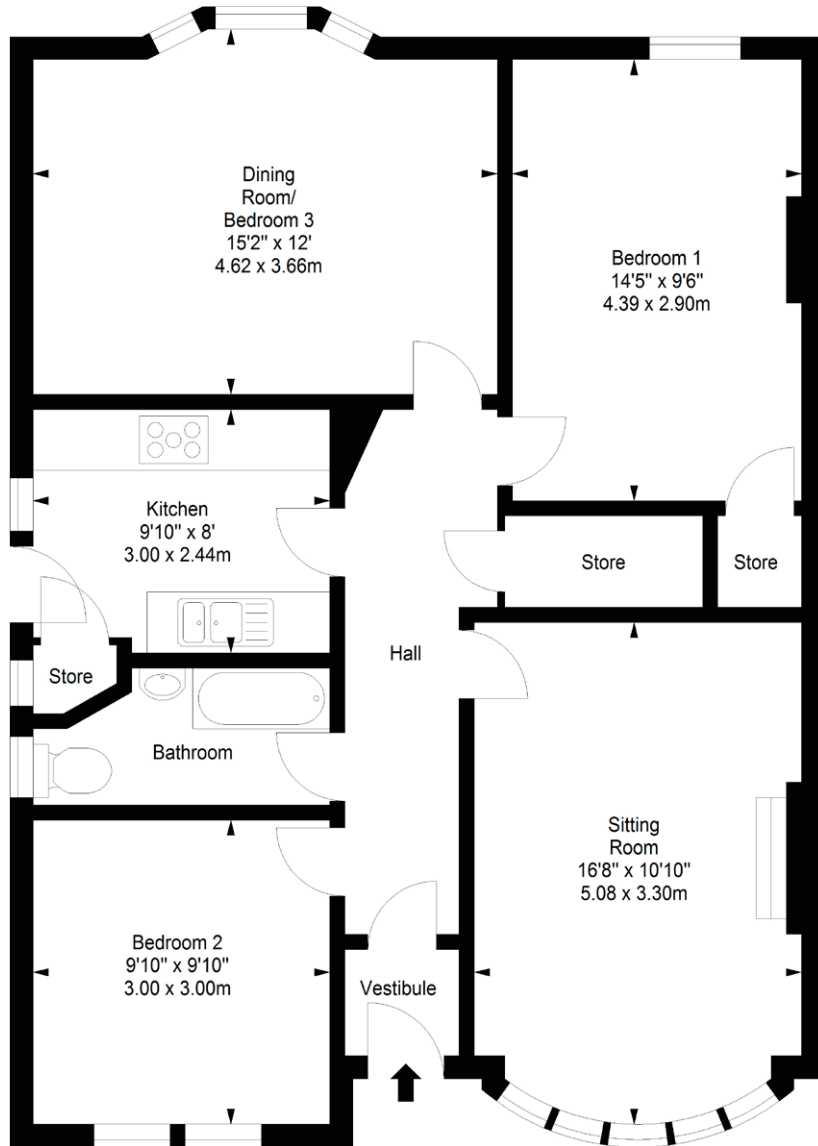
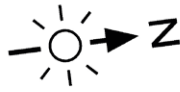
Vestibule, Hall, Sitting room, Dining room, Kitchen, Two Bedrooms and Bathroom.

Access to floored attic.

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Edinburgh, EH4 2JS



Approx. Gross Internal Area
870 Sq Ft - 80.82 Sq M
For identification only. Not to scale.
© SquareFoot 2020



Ground Floor



LOCATION

Craigleith is a desirable area, within easy reach of Stockbridge and the West End of Edinburgh, with access to excellent shopping facilities with a superb range of small independent shops together with large and small supermarkets there are an abundance of cafes, bistros, bars and restaurants in the area and with Edinburgh City Centre being within easy reach you will be spoilt for choice for both shopping and entertainment options, including museums, galleries and theatres. Corstorphine is also nearby and Craigleith Retail Park is within walking distance. The Gyle and Hermiston Gait Shopping Centres are both just a short drive away. Recreational facilities are also plentiful with swimming pools and health and fitness clubs, golf and sports clubs and several parks, including Royal Botanical Gardens, Inverleith Park, Corstorphine Hill and the Water of Leith Walkway. Schooling is well represented at all levels in the public and private sectors. Public transport and road links are good with easy access throughout the city and to Edinburgh Airport, linking to the City Bypass, M8 and M9 Motorways and the A90 leading to the Queensferry Crossing to Fife

INCLUDED IN THE SALE

All fitted floor coverings, curtains, light fittings, kitchen appliances, bedroom one fitted furniture and garden shed included in the sale.

PRICE AND VIEWING

For price and viewing arrangements please telephone Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category D



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.