



115 Craigleith Hill Crescent,
Edinburgh, EH4 2JW



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A fantastic opportunity has arisen to purchase this beautifully presented semi-detached bungalow located within the sought after Craigleith area of Edinburgh. This lovely home has been upgraded by the current owners to create bright and contemporary interiors with lovingly landscaped south facing rear gardens

With gas central heating and double glazed windows with most featuring window shutter blinds, the house will only be fully appreciated upon internal inspection and therefore viewing is essential.

The accommodation includes an entrance vestibule and hallway with storage cupboard. There is a lovely rear facing lounge with bay window and a wood burning stove. The kitchen is fitted with a range of modern base and wall units with oven, hob, fridge/freezer and washer/drier to remain and there is a window to the side and a door leads to the rear garden. There are two double bedrooms, both overlooking the front garden with the larger of the two benefitting from a range of fitted storage cupboards. The bathroom completes the accommodation and is fitted with a three piece white suite with shower over the bath with window to the side.

Externally, the front garden is mainly laid to lawn and a driveway provides off street parking. To the rear is a good sized, fully enclosed and private garden with area of lawn and large patio decked patio. The single detached garage has been renovated to provide an external office/gym area and benefits from power, light and window to rear.

The current owners have obtained a building warrant for an extension to the rear of the house that would provide a large dining kitchen leading to the rear garden. The plans are available to be viewed to interested parties.

Area Description

Craigleith is located to the west of the city and is within easy reach of Stockbridge and the City Centre. The Craigleith Retail Park is close by which includes a Sainsbury's supermarket together with a Marks & Spencer's Simply Food and many other High Street retail stores. Nearby Stockbridge which is within walking distance has an excellent choice of high quality individual shops including Waitrose. There is a good range of schools nearby in both the public and private sectors. Leisure facilities in the area include golf, tennis clubs, gyms and the restored Victorian swimming pool at Glenogle. Regular bus services travel east to the City Centre from Craigleith Road and Queensferry Road and by travelling west there is an excellent link via Queensferry Road to the City Bypass, M8, M9, the Forth Road Bridge and Edinburgh International Airport.





Accommodation

Lounge:	4.8m x 3.9m	(15'9" x 12'10")
Kitchen:	2.9m x 2.18m	(9'6" x 7'2")
Bedroom 1:	5.03m x 2.97m	(16'6" x 9'9")
Bedroom 2:	3.5m x 2.5m	(11'6" x 8'2")
Bathroom:	1.85m x 1.85m	(6'1" x 6'1")
Garage/office:	5.23m x 2.84m	(17'2" x 9'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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