



15 Orchard Bank
Craigleith, EH4 2DS

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED BUNGALOW

- Living Room
- Kitchen/Dining Room
- Garden Room
- Three Double Bedrooms
- Bathroom
- Shower Room
- Extensive, South-Facing Private Garden
- Private Front Garden & Driveway
- Double Glazing & GCH
- EPC Rating - D



This exceptionally spacious and tastefully presented semi-detached bungalow is quietly located in the highly sought-after area of Craigleith, close to excellent amenities at Craigleith Retail Park, highly regarded private and public schools and convenient bus links to the city centre and surrounding areas. Neighboring Comely Bank and Stockbridge offer access to a range of popular independent shops, cafes, restaurants and bars and lovely outdoor space is available at Inverleith Park and the Royal Botanic Gardens. The accommodation is in move-in condition and would make a lovely family home. The ground floor comprises; generous living room, stylish open-plan kitchen/dining room, garden room, two good-sized double bedrooms and contemporary bathroom with shower over bath. There is a spacious third bedroom with convenient eaves storage and modern shower room on the first floor. An extensive, fully enclosed, south-facing garden lies to the rear and there is a further neatly landscaped garden to the front. A driveway provides ample off-street parking. The property is fully double glazed and has gas central heating. Planning permission has been granted for removal of existing conservatory to the rear and formation of new single storey extension and formation of dormer windows and internal alteration within existing converted attic space to create a fourth bedroom. More information can be viewed on Edinburgh Council Planning Portal under reference 24/04706/FUL. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, integrated microwave, washing machine and lightshades. All included appliances are sold as seen with no warranty provided.

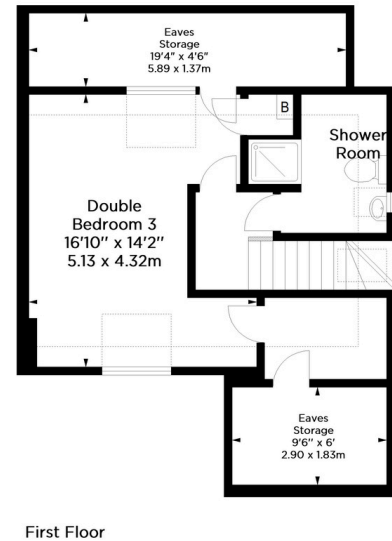
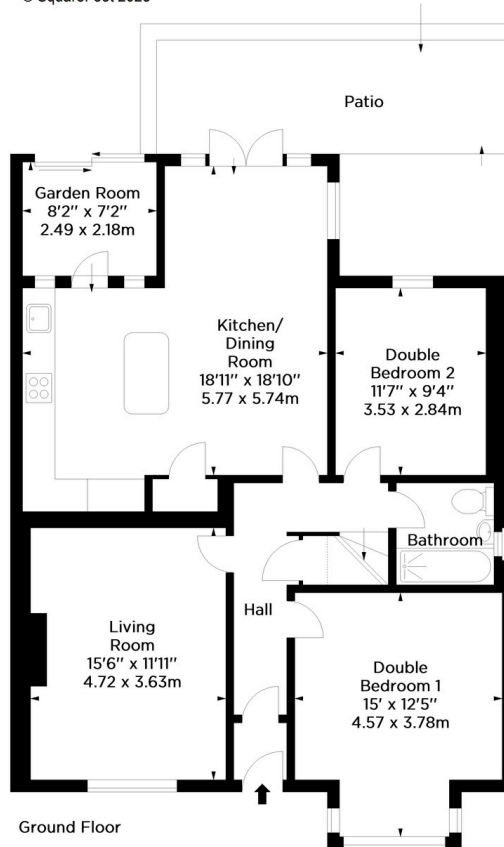




Orchard Bank,
Edinburgh,
EH4 2DS



Approx. Gross Internal Area
1583 Sq Ft - 147.06 Sq M
(Including Eaves Storages)
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk