



9 Groathill Avenue, Edinburgh, EH4 2LR

Immaculately presented three bedroom detached bungalow with garden, driveway and garden office

URQUHARTS
EDINBURGH



DESCRIPTION

9 Groathill Avenue is an immaculately presented three bedroom detached bungalow with front and rear gardens, driveway and garden office situated in the desirable Craigleith area. The location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas. The property has been tastefully renovated throughout to a high modern standard and is in turnkey condition making this an ideal home for professionals, families or downsizers.

Welcoming entrance vestibule and hall; bright and spacious living room / dining room quietly situated to the rear with sliding patio doors to the garden; modern fitted kitchen with wall and base units and integrated appliances with side access to the car port and garden; three good-sized double bedrooms; and a contemporary shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three double bedrooms. Shower room.

Gas central heating. Double Glazing. Well-maintained front and rear gardens, with the west-facing rear garden mainly laid with artificial grass, patio areas and mature borders. Garden office / studio, currently used as a children's playroom with electricity and underfloor heating.



LOCATION

Craigleith is situated northwest of the city centre with excellent local amenities and only a short journey from Edinburgh's West End & cosmopolitan Stockbridge. Craigleith Retail Park is within close proximity offering several retail shops including Sainsbury's & Lidl supermarkets, Marks and Spencer, Boots, TK Maxx and The Range. Water of Leith Walkway, cafés and boutiques of Stockbridge, Comely Bank, the Gallery of Modern Art, and the West End are within walking distance from the property. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens, and enjoyable walks can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. Both public and private sector schools



in the immediate area include, Flora Stevenson Primary and St David's RC Primary, Broughton High and St Augustine's RC High, Fettes College, Stewart's Melville & Mary Erskine's, and The Edinburgh Academy. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Stations are easily accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

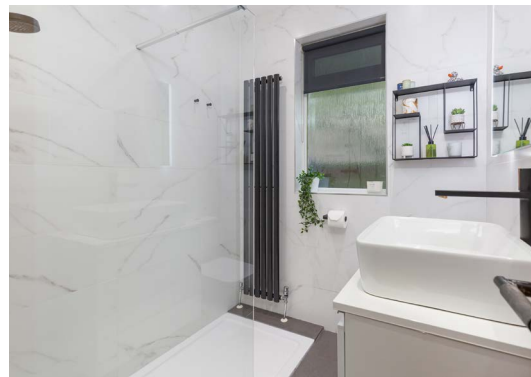
PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com 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.

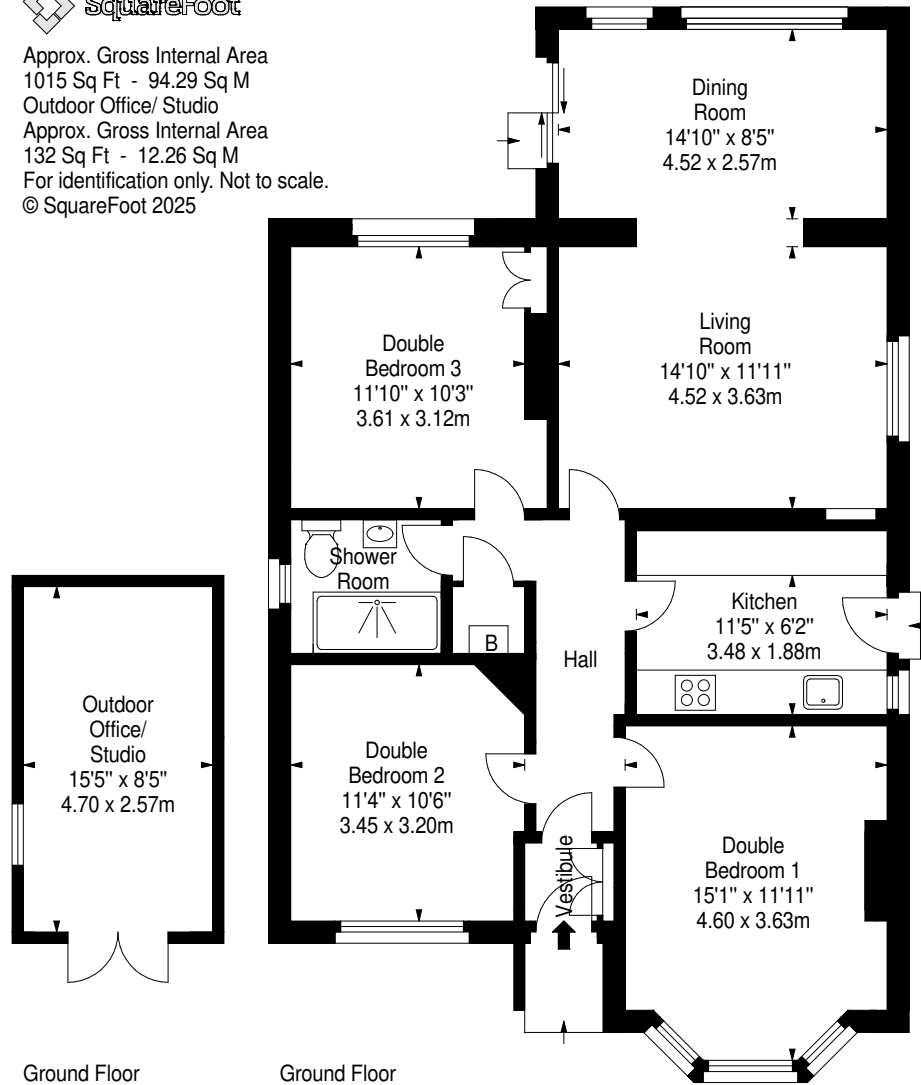
The property has a Council Tax Band **F**
The property has an Energy Rating Category **C**
Tenure Freehold



Groathill Avenue,
Edinburgh,
Midlothian, EH4 2LR



Approx. Gross Internal Area
1015 Sq Ft - 94.29 Sq M
Outdoor Office/ Studio
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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.

Urquharts | Property and Law | 16 Heriot Row, Edinburgh EH3 6HR | Telephone 0131 556 2896 | Email enquiries@urquharts.co.uk | Fax 0131 556 0046

www.urquharts.co.uk

