

149 Craigleith Road, Craigleith, Edinburgh, EH4 2ED



Description

Situated some 2 miles west of the City Centre in sought-after Craigleith, the property is a superb end terraced upper villa, of immense appeal which comes with the added attraction of a delightful enclosed rear garden. Benefiting from carefully considered interior specification, featuring thoughtful design elements and acute attention to detail, this impressive property offers spacious, and light filled living with rich timber flooring and attractive period features,

- Large entrance vestibule, stairway & upper hall
- South-facing bay windowed living room with wood burning stove
- Bespoke, ultra sleek kitchen/dining room with adjoining streamlined utility/pantry section
- Generously proportioned master bedroom with feature fireplace
- Further double bedroom
- Bathroom consisting of a white suite and shower
- Gas central heating and double glazing
- Private back garden
- Private cellar with power, lighting and insulated ceiling
- Zoned and on street parking

Extras

All integrated appliances are included in the sale. The three door oak wardrobe in the bedroom and Asgard garden shed are available by separate negotiation.

EPC Rating: D

Price and Viewing

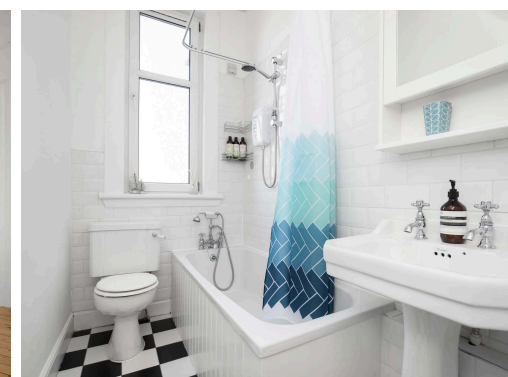
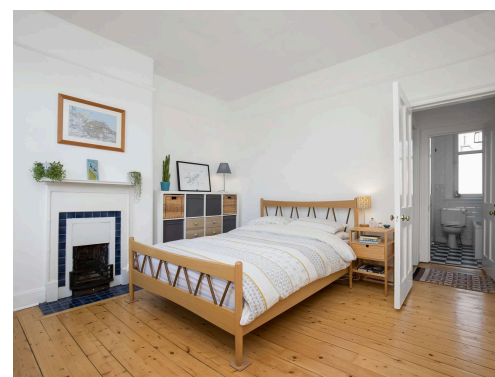
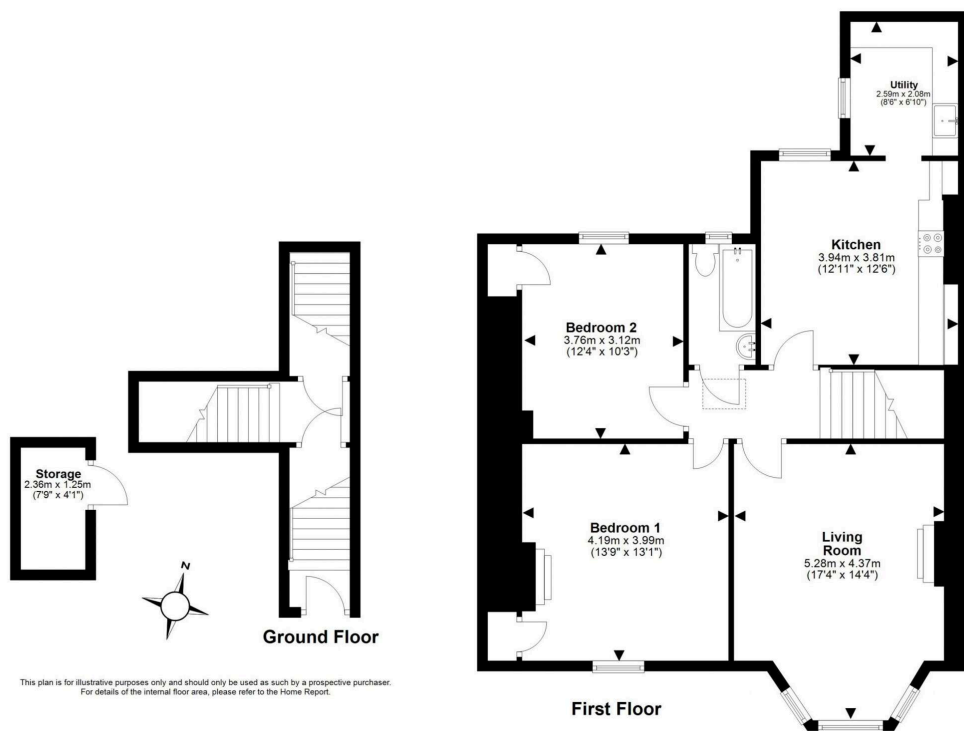
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Hugged by large green areas of natural beauty, Craigleith is a sought after suburb situated only a few miles away from the bustling city centre with excellent local amenities, schools, and outdoor pursuits. Nearby Craigleith Shopping Park houses varied amenities and major supermarkets whilst the adjacent area of Blackhall offers a range of independent outlets, cafés, takeaways, and a library. A pleasant stroll away is vibrant Stockbridge, boasting popular bars and restaurants, independent retailers, and award winning butchers, fishmongers, and cheesemongers. Nearby renowned schooling includes Flora Stevenson Primary School and Broughton High School, and Edinburgh private schools such as St George's School, the Mary Erskine School and Stewart's Melville College. Enjoying the outdoors and staying fit could not be easier with the scenic leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill, as well as direct access to the city's cycling/ walking network. An array of leisure opportunities are available including Ravelston and Murrayfield golf courses, the beautiful Royal Botanic Gardens and Inverleith Park, The Grange Sports Club and Westwood's Health Club which offers a wealth of activities, and events. The area is conveniently situated within close proximity to the Western General Hospital and for commuting to the city centre, there are excellent road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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