










Solicitors & Estate Agents



41 Orchard Bank

Craigleith | Edinburgh | EH4 2DS

An exceptionally appealing semi detached bungalow, which is brimming with character and enjoys a superb central location, in the capital's desirable Craigleith area. A well-loved family home for many years, the property would now benefit from a degree of modernisation and has been thoughtfully extended to form a flexible living space, moments from Edinburgh's fashionable Stockbridge and within easy reach of the city centre.

-  4 bedrooms
-  2 public rooms
-  1 bathroom
-  Shared driveway and single garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band- F



Description

The accommodation briefly comprises: entrance vestibule, versatile dining/family room with beautiful timber stair to the upper level, feature panelling and gas fire, generously proportioned reception room featuring a dual (south and west) facing aspect and sliding doors leading directly out to the rear garden, breakfasting kitchen which has been fitted with a variety of wood base and wall mounted units, with contrasting worktops, clothes pulley and breakfasting nook, spacious bay fronted principal bedroom, second good sized double bedroom on the ground floor, two further bedrooms and substantial eaves storage on the upper level, and downstairs shower room, with two piece suite, tiling to walls and glass shower enclosure.



Extras

All fitted carpets, blinds, integrated appliances and white goods will be included. Please note that items of the furniture are available via separate discussion.

Gardens, Garage & Driveway

To the side of the house is an extensive driveway which is shared with the neighbouring property. A single garage provides excellent overspill storage and parking for smaller vehicles. To the front of the house is a low maintenance paved garden, which has good potential to be converted into a private driveway, subject to obtaining the necessary consents. Permit parking is also available on street. To the rear of the house is verdant south facing garden, which features a wealth of shrubs, beautiful mature trees and vegetable beds.

Viewing

By appointment through Neilsons (0131 625 2222).





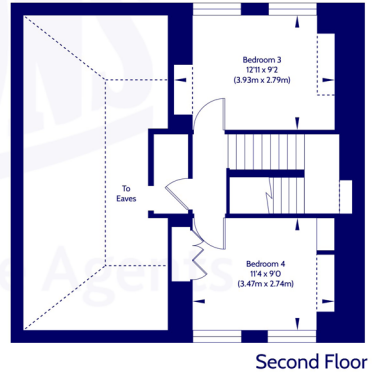
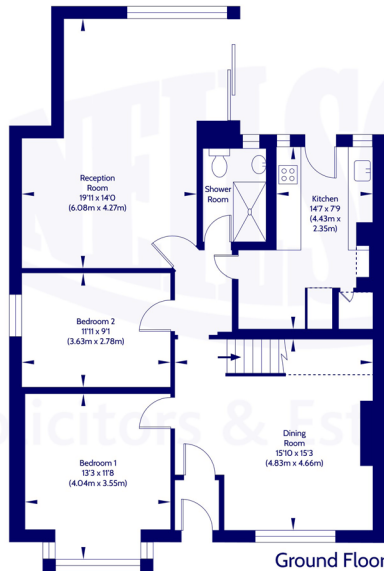
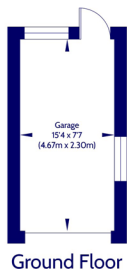
Location

Craigleith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre and in the catchment for highly regarded schools from primary to senior level. For shopping, Craigleith Retail Park is within comfortable walking distance and includes many high street retailers including a Sainsbury Supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket in neighbouring Comely Bank en route to the superb variety of pubs and restaurants in the vibrant Stockbridge area of town. Also nearby are Inverleith Park, the Dean Galleries, Royal Botanic Gardens and the charming Water of Leith Walkway. The property is also well placed for the main roads west and north out of the city, to the Airport, city by-pass and to the motorway network across central Scotland. Frequent busses link the area to many parts of the city.





Approx. Gross Internal Floor Area 125 Sq M / 1349 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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