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Offers Over

**£775,000**

# 18 Craigleith Drive

Ravelston | Edinburgh | EH4 3HQ

A generously proportioned and architecturally designed detached villa boasting a dramatic open plan living space and offering spacious and highly flexible accommodation, perfectly suited to the growing family and entertaining.

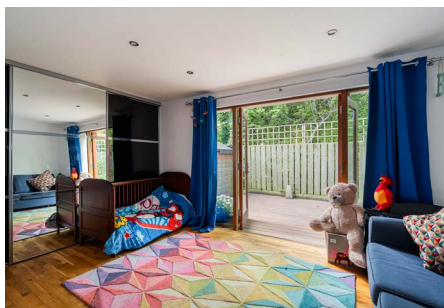
-  4 bedrooms
-  1 public room
-  3 bathrooms
-  Driveway and garage
-  Gardens to front side and rear
-  EPC rating – C
-  Council tax band- G



## Description

The property enjoys a superb central location in the capital's desirable Ravelston area and offers modern living with excellent potential to restyle in line with individual taste.

Upon entering there is a light filled double-height reception hallway which offers excellent versatility of use and features floor to ceiling windows and attractive wood flooring. Upstairs is a spectacular open plan reception/dining/family room with views over Edinburgh as far reaching as Arthur's seat, which would lend itself to a variety of configurations and enjoys a bright dual-facing aspect together with a small balcony to the rear. The kitchen area has been fitted with an excellent assortment of white Miele units, solid Walnut central island and a range of integrated appliances. The large principal bedroom is quietly situated downstairs to the rear and features direct access to the back garden, fitted wardrobes and a luxury en-suite shower room. There is also a second double bedroom with garden access, two further double bedrooms (one on the upper level with access to a jack and jill bathroom), tiled family bathroom with three piece white suite and over-bath drench shower, and utility/storage room with access to the side of the house. The house benefits from solid oak "Junckers" flooring in most rooms, underfloor heating and a CCTV alarm system.





## Extras

All light fittings, floor coverings, integrated appliances, blinds and curtain poles will be included.

## Garden and Parking

To the front of the house is a mono-blocked double driveway, bordered by hedgerow and leading to an integral garage, which provides excellent off-street parking/storage. A building warrant has been successfully secured to convert the garage into an additional room and can be provided along with approved drawings. The rear garden has a wonderfully peaceful feel backing on to Edinburgh's superb network of cycle paths and surrounded by beautiful mature trees. The gardens have been laid to low maintenance artificial lawn and feed into two side areas one of which has been laid to decking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The prestigious Ravelston district lies approximately three miles to the northwest of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craigleith Retail Park is within close proximity offering several retail shops including a Sainsbury's supermarket, Marks & Spencer's and Boots. The property is within walking distance of the Water of Leith Walkway, the Gallery of Modern Art and Dean Village. Nearby, are the green open spaces of Ravelston and Murrayfield golf courses as well as Inverleith Park and The Royal Botanic Gardens. The property is close to well-regarded schooling in both public and private sectors, including Stewarts Melville and Mary Erskine, St George's, Flora Stevenson Primary and Broughton High. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.





Approx. Gross Internal Floor Area 202.78 Sq M / 2183 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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37 High Street  
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72 High Street  
Bonnyrigg

