





Welcome

Welcome to Craigleith Hill Gardens, McDougall McQueen are delighted to present to the market this fabulous extended four bedroom semi-detached bungalow arranged over two levels, retaining many period features, offering flexible, bright and spacious accommodation ideally suited to the growing family. The property further benefits from beautiful garden areas to the front and to the rear, along with a gated driveway and single garage to the side. Craigleith Hill Gardens is a sought-after location lying to the northwest of the city centre, close to many local amenities, including Craigleith Retail Park, nearby Stockbridge with its vast selection of cafes and shops, Inverleith Park, schooling and swift transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Front facing living room
- Breakfasting kitchen with solid Ash wood doors
- Dining room
- Conservatory
- Lounge/family room
- Four bedrooms
- Study room
- Utility area
- Shower room with power shower
- Bathroom with power shower
- Gas central heating - boiler replaced 2025
- Double glazing
- Single garage and driveway
- Beautiful, enclosed gardens to the front and rear







Craigleith

Craigleith is approx. three miles from Edinburgh City Centre, making this a popular residential location, with the fashionable Stockbridge and Comely Bank only a short distance away, which have a wide variety of bars, coffee shops, and restaurants alongside independent retailers and a Waitrose. Craigleith Retail Park houses a Sainsbury's supermarket and other well-known stores and is within walking distance. There are excellent leisure and recreational opportunities with the Royal Botanic Gardens and Inverleith Park nearby along with coastal walks at Silverknowes and Cramond. In addition, Ainslie Park Leisure Centre has an extensive range of sporting facilities as does Westwood's Health Club. Keen golfers will love the proximity to Silverknowes, Ravelston, and The Royal Burgess golf clubs. Primary and secondary schooling includes the highly regarded Flora Stevenson Primary School and Broughton High School with many private choices within reach. Regular bus services take you into Edinburgh in less than 30 minutes, and the M8, M9, Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.

Extras

The integrated kitchen appliances, the Range cooker, the shelving in the study, the shelving and bench in the garage, the wardrobe in bedroom 2, curtains, blinds and fitted floor coverings are included.





Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.