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38 Craigroyston Grove,

EDINBURGH, EH4 4GL



2



4



2



EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 4-bedroom semi-detached house, set within a cul de sac, located in the Silverknowes area, to the north-east of Edinburgh city centre. The property is offered to the market in good order throughout and will make a superb family home. The accommodation comprises a welcoming entrance hallway, living room, fitted dining kitchen, four double bedrooms, a separate shower room and a family sized bathroom with electric shower over the bath. The property further benefits from gas central heating, double glazing, private garden to the front and a large south facing rear garden and an allocated parking space.

Location

Muirhouse is an established residential area convenient to excellent local amenities and within short driving distance of Morrisons supermarket and Craigleith Retail Park. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include access to the cycle path network, Ainslie Park Leisure Centre, Pure Gym, golf course, local parks and the promenade at nearby Silverknowes offering delightful walks along the Firth of Forth to Cramond Village. A frequent public transport service operates to many parts of the city.

Extras

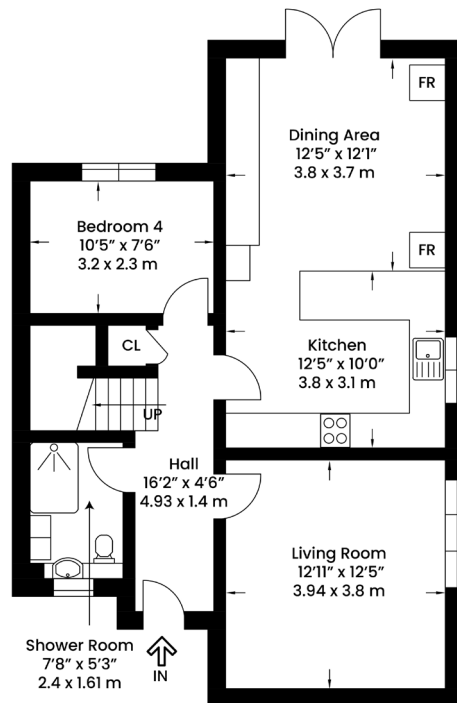
All fitted floor coverings and integrated appliances in the kitchen.

Features

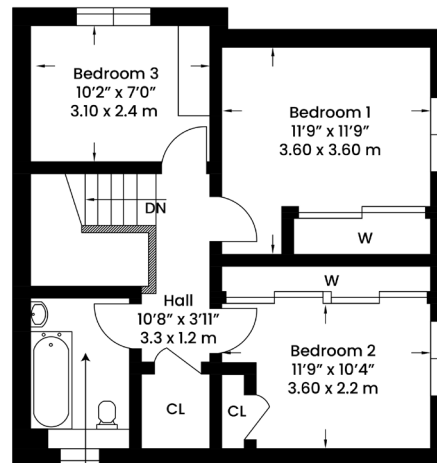
- Entrance hallway
- Living room
- Dining kitchen
- 4 Bedrooms
- 1 Bathroom
- 1 Shower room
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Allocated parking space
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







Ground Floor



First Floor

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.