



59 Telford Road
EDINBURGH, EH4 2AY

Property
PARIS STEELE

01620 497497 | parissteele.com

Detached 3-bedroom home in the popular Edinburgh area of Craigleith. Featuring high-spec integrated BOSCH appliances and, bright bedrooms.



PROPERTY DESCRIPTION

This three-bedroom home in Edinburgh's popular Craigleith will appeal to a variety of buyers keen to create a property in their own style. From a good-sized driveway and front garden, the entrance vestibule leads you into a welcoming hallway and the south-facing living room to your left. Adorned with bay windows, a living flame fireplace and carpeting this is a cosy and inviting space to enjoy with family and friends.

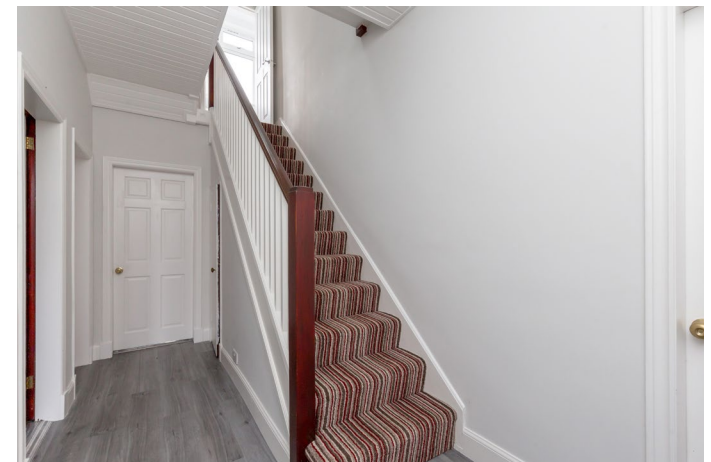
Across the hallway, the dining kitchen spans the length of the property. Leading out to the garden it is ideal for day-to-day life and entertaining. Featuring ample wall and floor units, worktops, and a tiled splashback, the kitchen also boasts high-spec integrated BOSCH appliances including a five-ring gas hob, eye-level grill and oven. A thoughtful divide is achieved between the kitchen and dining area through a change in flooring and wall finishes. Completing the ground floor layout is a double bedroom and a modern bathroom equipped with a WC, washbasin built into vanity, bath with a wall-mounted shower and a chrome towel radiator. On the first floor, two bright south-facing double bedrooms benefit

from eaves storage and access to a stylish shower room with a hidden cistern WC and washbasin built into vanity.

Externally, the rear garden combines an ASTROTURF lawn with raised sleeper beds, sandstone paving, and decorative stones. A driveway and integral garage provide ample off-street parking. The property does require some cosmetic upgrading, but provides a great canvas.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated appliances and white goods to be included in the sale.





PROPERTY FEATURES

- α Detached three-bedroom property
- α South-facing living room
- α Spacious dining kitchen
- α Three double bedrooms
- α Well-appointed family bathroom
- α Modern shower room
- α Enclosed rear garden
- α Driveway and garage
- α Double glazing
- α Gas Central Heating
- α EPC - F
- α Council tax band - F

CRAIGLEITH

Craigleith is a popular residential location three miles from Edinburgh's city centre.

Cosmopolitan Stockbridge and Comely Bank have an array of renowned 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 a short walk away whilst Morrisons is less than a ten-minute drive.

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 a range of sporting facilities as does Westwood's Health Club. Keen golfers will love the proximity to Silverknowes Golf Club, Bruntsfield Links and The Royal Burgess.

Primary and secondary schooling includes Davidson's Mains Primary School and The Royal High School. Regular bus services take you into Edinburgh in less than 30 minutes, and the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.



**Telford Road,
Edinburgh,
Midlothian, EH4 2AY**



Approx. Gross Internal Area
1480 Sq Ft - 137.49 Sq M
(Including Garage & Eaves Stores)
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

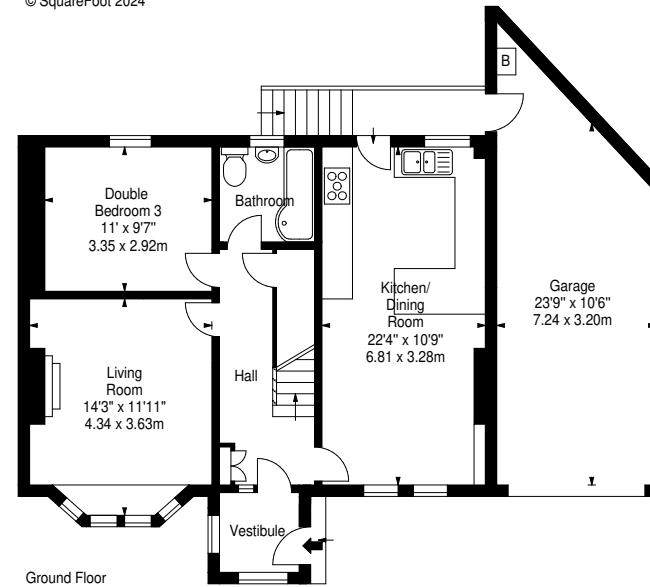
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive fees for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

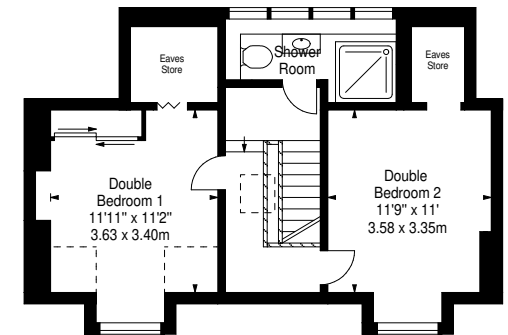
Let's talk

01620 497 497

property@parissteele.com



Ground Floor



First Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.