





# Stunning and beautifully extended

## Four-bedroom, semi-detached house



A stunning, beautifully extended, semi-detached house offering lots of accommodation located in the sought after Craigleith District of Edinburgh, close to excellent shopping at the nearby Craigleith Retail Park and also Stockbridge, a short drive away. The accommodation over two floors has been nicely decorated throughout with complementary floor covering. On the ground level there is an entrance hall with under stair storage, a bright dining/ lounge, with double aspect, having a window to the front and patio doors providing access to the rear garden. The kitchen is stylish, beautifully fitted with glossy white units, toning worktops and tiled splashbacks. In addition to the accommodation there is a useful room off the kitchen providing flexible use as could be used as family room, dining room, study or occasional bedroom. On the upper floor there is a large master bedroom with en-suite bathroom, three further double bedrooms and a stunning shower room. To the front of the property there is an easily maintained chipped garden together with mono-blocked driveway for two cars. The fully enclosed rear garden has been thoughtfully laid out with an area of lawn and a pond as well as decking adjacent to the house, perfect for al fresco dining.

### Key Features

- Hall
- Lounge/ dining room with patio doors to garden
- Large Kitchen
- Family room
- Four bedrooms
- En suite bathroom
- Shower room
- Gas central heating
- Double glazing
- Garden to front and rear
- Driveway





## Craigeith

Craigeith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre and a few minutes' walk to the Western General Hospital. First class retail amenities are to be found at Craigeith Retail Park and excellent local shopping in Stockbridge only a short drive away. There are excellent schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.



### Extras

All fitted floor coverings, curtains, light fittings, electric double oven, electric hob, dishwasher, automatic washing machine and fridge freezer to be included in the sale. (no warranties given). (Please also note the extractor hood and an additional extractor fan in the kitchen are not in use, sold as seen)

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

### Home Report Valuation

£435,000

### EPC Rating

C

### Tenure

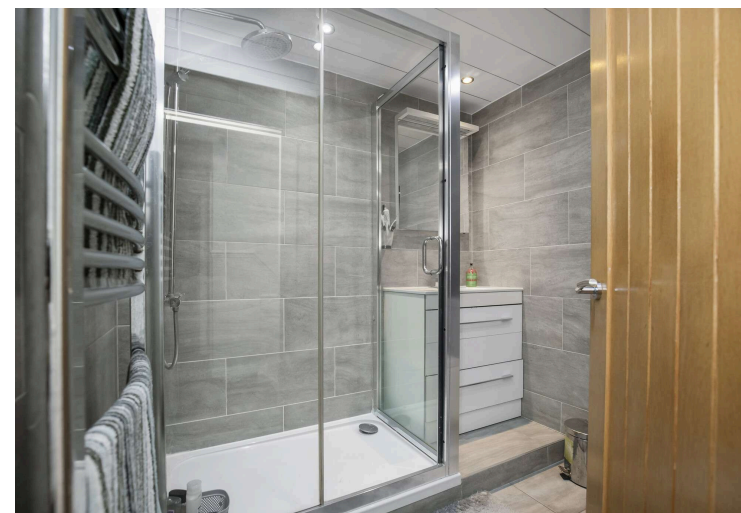
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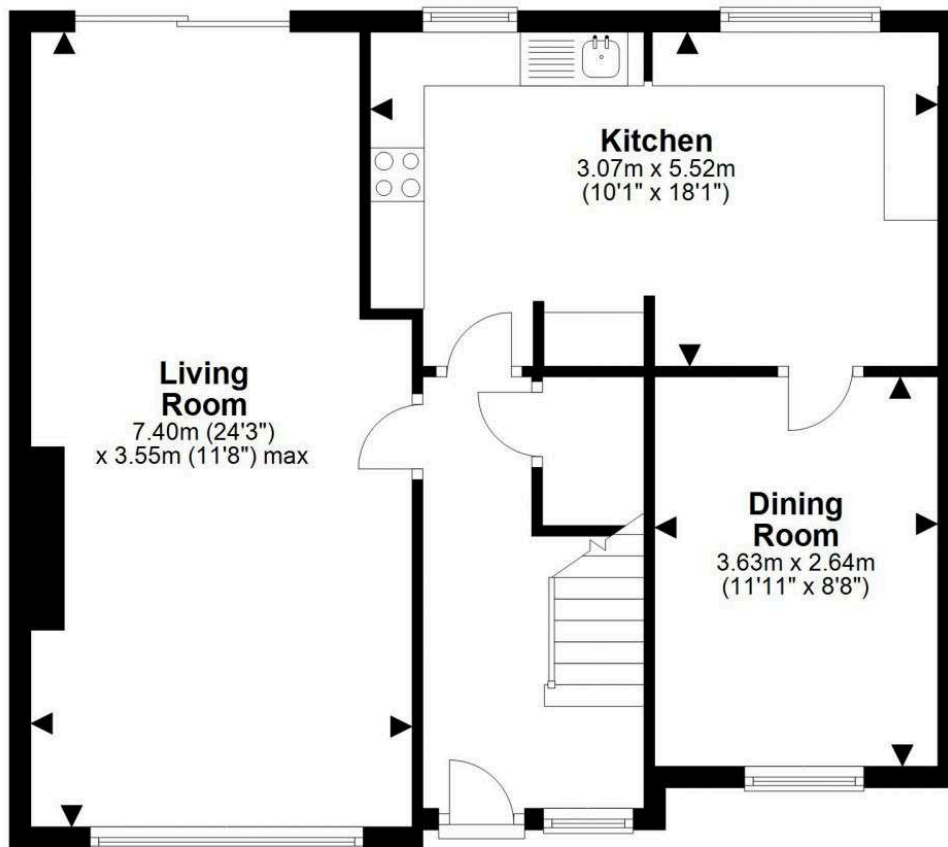




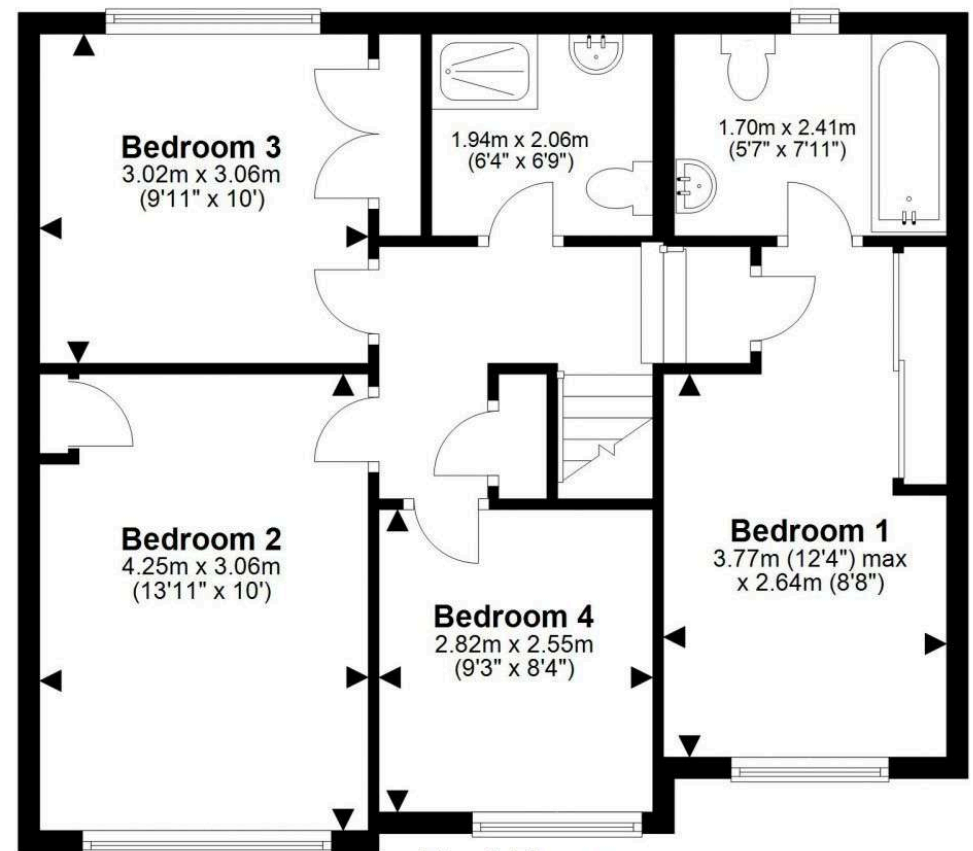




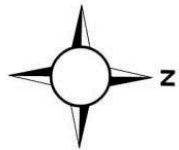




**Ground Floor**



**First Floor**



**Total area: approx. 119.9 sq. metres (1290.4 sq. feet)**

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.



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