



# Craigleith, Edinburgh

168 CRAIGLEITH ROAD, EDINBURGH EH4 2EE

A three bedroom semi-detached family villa set in a sought-after location close to Craigleith Retail Park, and the shops and cafes of Stockbridge, benefiting from three reception rooms, off-street parking, a single garage and impressive mature gardens.



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## DESCRIPTION

Set in the heart of Craigleith moments from the artisan cafes of Stockbridge, the vast open green spaces of the Royal Botanic Gardens and Inverleith park and boasting a South facing rear garden.

- Bright spacious Living Room, Dining Room and Sun Room
- Modern Kitchen with ample floor and wall mounted units.
- Three Double Bedrooms
- Shower Room
- Ground Floor WC
- Front Garden and Large, Mature South Facing Rear Garden
- The property benefits from Gas Central Heating, Double Glazing, Off-Street Parking and Single Garage
- Within easy reach of Stockbridge and the City Centre

## LOCATION

Craigleith Road is an extremely desirable residential area moments from fashionable Stockbridge with its local artisan cafes, restaurants and specialty shops and also within easy reach of the city centre. A Waitrose is located nearby as is Craigleith Retail Park where you will find first class retail outlets and a large Sainsbury's. The open spaces of the renowned Royal Botanic Gardens, Inverleith Park, Ravelston Park, Orchard Park and The Water of Leith all offer a delightful green respite from city life. For the golfer Murrayfield and Ravelston Golf courses are within the vicinity. The Western General is conveniently close and there are good road links to the city Bypass, Queensferry Crossing and Edinburgh International Airport. There are highly regarded nurseries and schools in the area in both the state and private sectors.

## EXTRAS

Integrated gas hob and electric oven, washing machine, under counter fridge, small chest freezer (in the garage), curtains, blinds and light fittings are included in the sale.

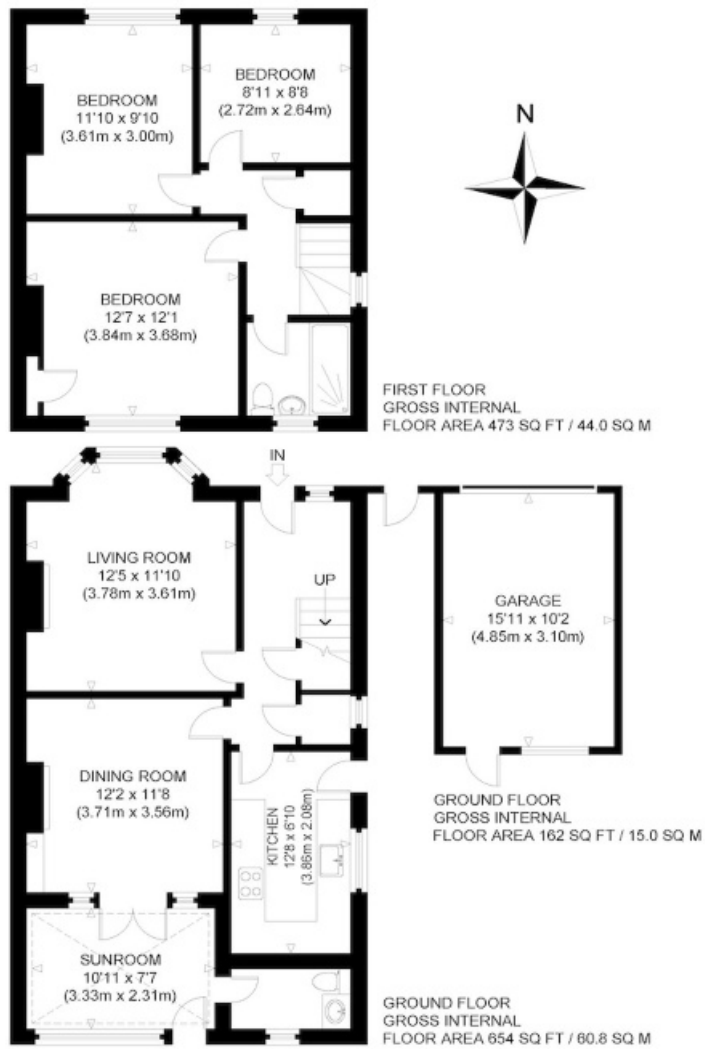
## COUNCIL TAX BAND

Band F

## VIEWING

By appointment with Agents Tel: 0131 467 7550





CRAIGLEITH ROAD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1127 SQ FT / 104.8 SQ M  
 EXTERNAL OUTBUILDING FLOOR AREA 162 SQ FT / 15.0 SQ M  
 TOTAL COMBINED FLOOR AREA 1289 SQ FT / 119.8 SQ M

All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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