



# Craigleith, Edinburgh

13 GRIGOR DRIVE, EDINBURGH EH4 2PJ

Three bedroom semi-detached house situated in a residential area conveniently close to shops and transport links, offering bright living space with gardens, off-street parking and garage.



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## DESCRIPTION

A three bedroom semi-detached house situated in a residential area conveniently close to shops and transport links, offering bright living space with gardens, off-street parking and garage. The property comprises of:

- Entrance Hall
- Living/Dining Room
- Separate Kitchen
- Three Bedrooms
- Bathroom
- Attached Garage
- Front and Rear Gardens
- Off-Street Parking for Two Cars
- Gas Central Heating

## LOCATION

Grigor Drive is a residential cul-de-sac located in Craigleith, a sought-after suburb in the north of Edinburgh. It is well located for access to shops and amenities with the wide range of superstores (including a Sainsbury's) and eateries situated close by at Craigleith Retail Park. There is also a large Morrisons supermarket nearby on Ferry Road and a gym, bar and coffee shop at The Village Hotel at Crewe Toll. The open spaces of Inverleith Park and The Botanic Gardens are within easy reach as well as the independent cafes and boutiques of Stockbridge. The Western General Hospital is conveniently close at hand and regular buses along Telford Road and Crewe Road South provide links into the city centre and further afield. The motorist can access the city bypass and wider motorway network via Telford Road and Queensferry Road.

## EXTRAS

Light fittings, floor coverings, cooker, fridge freezer and washing machine are included in the sale.

## COUNCIL TAX BAND

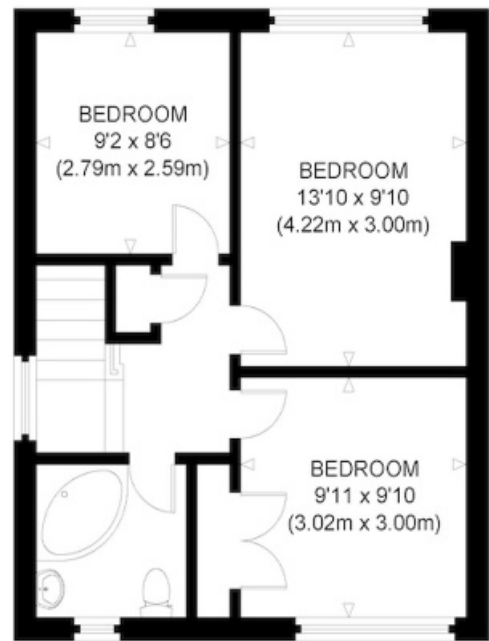
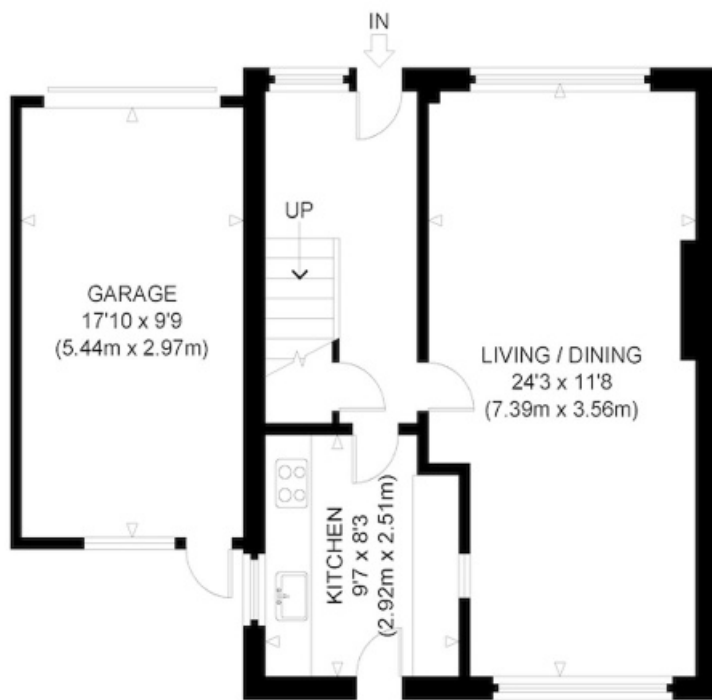
Band E

## VIEWINGS

By Appointment with Agents: Tel: 0131467 7550







GRIGOR DRIVE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1109 SQ FT / 103.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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