



Craigleith, Edinburgh

13 GRIGOR AVENUE, EDINBURGH EH4 2PQ

Set on a peaceful, residential street with lovely mature gardens and off-street parking, this light and spacious, four bedroom extended bungalow boasts ample living and entertaining space. The property although requiring modernisation has tremendous potential and gives any purchaser the opportunity to upgrade and design the interior to their own specifications to create a welcoming and warm home.



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DESCRIPTION

Craigleith is a popular and desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre. The property comprises of:

- Large extended and Detached Bungalow
- Vestibule
- Hallway with Storage Cupboard
- Spacious Sitting Room
- Large Fitted Kitchen
- Dining Room
- Bay-Windowed Principal Bedroom
- Two Further Ground Floor Bedrooms
- First Floor Double Bedroom
- Family Bathroom/Wet Room
- Garage
- Mature Front and Rear Gardens
- Driveway for Off-Street Parking
- Central Location close to popular Stockbridge

LOCATION

Craigleith is a highly regarded residential district of the city, offering an ideal balance of suburban tranquillity yet conveniently located close to the West End and the City Centre. For shopping, Craigleith Retail Park is within walking distance and includes many shops and stores including a Sainsbury Supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank on route to the nearby cosmopolitan area of Stockbridge,

boasting a superb selection of specialty shops, fashionable bars, quaint coffee shops, delis, and boutiques and a Stockbridge Market, held every Sunday, popular for fresh produce, artisanal goods, and a lively atmosphere. The property is well placed for taking advantage of Edinburgh's plentiful green spaces being located close to, Inverleith Park, the Royal Botanic Gardens and there are pleasant walks along the Water of Leith and around Inverleith Pond. The Western General Hospital is also nearby. There are superb schools in the vicinity in both state and private sectors. The property further benefits from traffic-free access to the City Centre using the North Edinburgh Cycle Network and is also well placed for the main roads west and north out of the City, to Edinburgh International Airport, City By-pass and to the motorway network across central Scotland. The location is also served by an excellent variety of bus services to the City Centre and surrounding areas.

In summary, Grigor Avenue presents a rare opportunity to enjoy the best of both worlds: a serene, community-oriented environment with excellent amenities, transport links, and outdoor spaces. It is a sought-after location for families, professionals, and retirees alike.

COUNCIL TAX BAND

Band F

EXTRAS

Light fittings, curtains, blinds, carpets, hob, oven, fridge and washing machine are included in the sale.

VIEWING

By Appointment with Agents: Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 276 SQ FT / 25.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1687 SQ FT / 156.9 SQ M

GRIGOR AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1963 SQ FT / 182.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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

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