



GROATHILL ROAD SOUTH

Edinburgh, EH4

A STUNNING THREE BEDROOM PENTHOUSE APARTMENT

With private outside space available
within a bespoke development.



3



2



1



Private

EPC

B

Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers Over: £770,000



DESCRIPTION

This is an exceptional opportunity to acquire this stunning three-bedroom penthouse apartment, set within a bespoke development in the desirable Craigmile area of Edinburgh. This luxurious property offers spacious, contemporary living combined with panoramic leafy views and generous private outdoor spaces.

Key Features

- Approx. 1,395 sq ft of beautifully designed living space
- Expansive private balconies, perfect for outdoor dining or relaxing while enjoying the scenic surroundings
- Spacious living room with large windows offering an abundance of natural light
- Stylish kitchen and dining area, designed for both functionality and entertaining
- Principal bedroom with en suite bathroom, providing a luxurious retreat
- Two additional double bedrooms, ideal for guests or home office use
- Modern shower room and ample hallway storage
- Allocated parking

LOCATION

Craigmile is long established as one of the most desirable suburbs of Edinburgh and is situated just over a mile from the city centre.

The area is convenient for access out of town to the airport and there are excellent road links and a regular bus service.



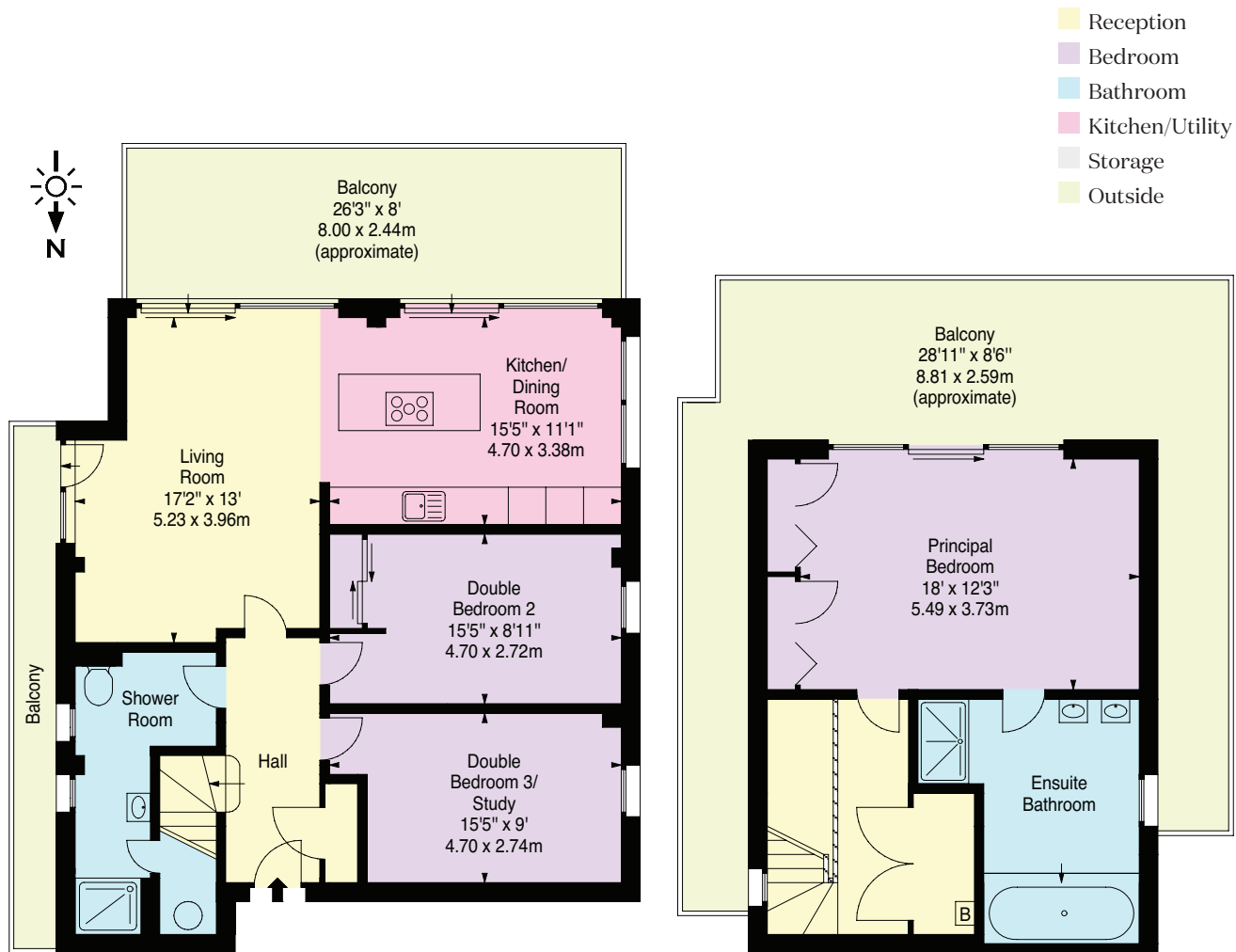
The area is particularly popular with families, with schools including St. George's school for Girls, Erskine Stewart's Melville Schools, Fettes College and The Edinburgh Academy all within easy reach. The property is equidistant between Flora Stevenson's and Blackhall primary schools and is in the catchment for the highly regarded Broughton High School.

Murrayfield Golf Course and Ravelston Golf Club are also close by, as well as the Scottish National Galleries of Modern Art.

There are a number of other sporting and leisure facilities close by, including Murrayfield Stadium and picturesque walks along the Water of Leith as well as the old railway line, which is ideal for walking, cycling and running.

There is a good range of local shops in nearby Stockbridge and the Craighleith Retail Park is only a moment away on foot.





Fourth Floor

Approximate Gross Internal Area
1395 Sq Ft - 129.60 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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