



68 Craigleith Hill Gardens
Edinburgh
EH4 2JH

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Semi-detached property in a sought after location. The property would now benefit from a degree of modernisation but has been well maintained and offers superb potential. The accommodation currently comprises of: entrance hallway; living room to front with feature fireplace and overlooking front garden; fully fitted kitchen with traditional pulley and integrated fridge freezer, oven, hob and cooker hood plus space for washing machine; dining room/family room to rear leading to conservatory; two bedrooms, one with integrated wardrobe/storage space; and wet room with WC, wash hand basin and walk in shower. The property also benefits from attic space plus electric central heating, double glazing, a single car garage, driveway and garden grounds to front and rear.

Property Features

Garage/Driveway

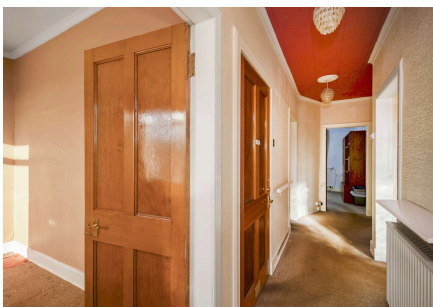
Electric central heating

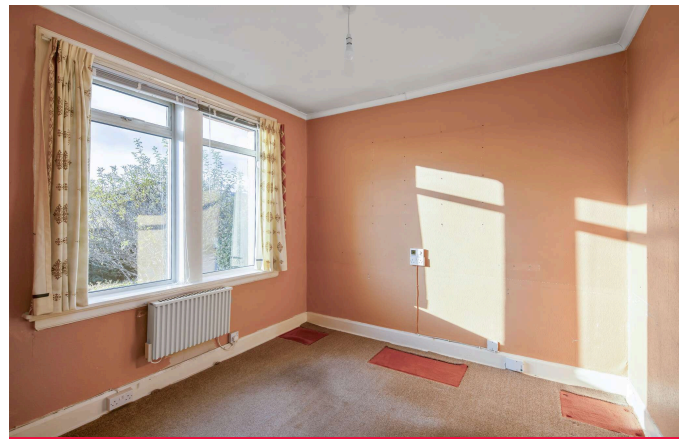
Double glazing

Gardens to front/rear

Flexible layout

Sought after area







Craigleith is a sought after residential area to the north west of Edinburgh and is popular with a host of buyers. The area is well served by a range of amenities including Craigleith Retail Park which benefits from a large Sainsburys supermarket, a Marks & Spencer food hall and range of high street retail outlets. The property is also within easy reach of the Western General Hospital, Waitrose supermarket at Comely Bank and a selection of independent restaurants, bars and cafes in the neighbouring area of Stockbridge. The property is well served by schooling at nursery, primary and secondary levels within both the private and public sector.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services.



AS Anderson Strathern

Find out more

0131 270 7777

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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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