



1 Groathill Gardens West

CRAIGLEITH | EDINBURGH | EH4 2LU



MURRAY
BEITH
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1 Groathill Gardens West is a generously proportioned, semi-detached bungalow situated on a sunny corner plot. The property benefits from a spacious extension and would benefit from some updating to create a wonderful family home. The property also features off-street parking and an enclosed rear garden.

Entrance vestibule; welcoming hall; living room with bay window; kitchen with wall mounted and floor standing units; double bedroom 1; double bedroom 2; double bedroom 3; bathroom with a 3-piece suite comprising WC, wash hand basin and bath; spacious garden room / family room. Partially floored attic space.

To the front of the property is ample driveway parking and front garden with flag-stone path leading to the front door. To the rear of the property is an enclosed garden with decking, lawn and mature borders.

Large garage and car port.

Gas central heating. Double glazing.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". All moveable items are included in the sale, and as this is a development opportunity and no warranties are given in terms of white goods, plumbing, gas and electrics.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property.



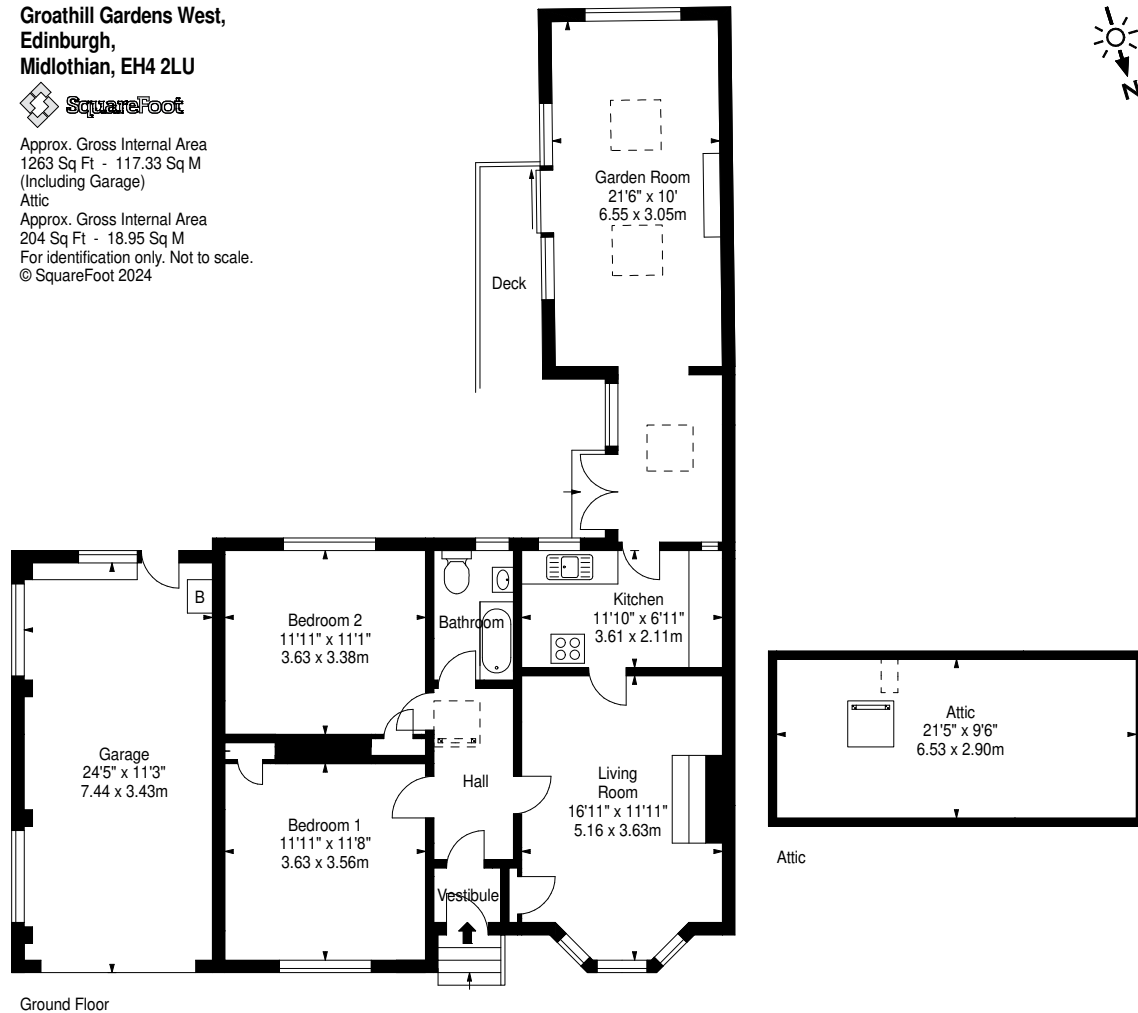


**Groathill Gardens West,
Edinburgh,
Midlothian, EH4 2LU**



Approx. Gross Internal Area
1263 Sq Ft - 117.33 Sq M
(Including Garage)

Attic
Approx. Gross Internal Area
204 Sq Ft - 18.95 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Location

Situated in the popular residential location of Craigeith, a short distance from Comely Bank and Stockbridge and their wide variety of boutique shops, bars and restaurants, (including Tom Kitchen's Scran and Scallie) and the weekly Stockbridge Market every Sunday. Comely Bank also features a Waitrose supermarket for the dedicated cook, with extensive shopping available at Craigeith Retail Park. Leisure facilities include Inverleith Park, The Royal Botanic Gardens, The Grange Club with its tennis, cricket, squash and hockey sections and Edinburgh Accies with its rugby and basketball sections. The Water of Leith walkway offers quiet scenic walks upstream to the West End of the city and downstream to Leith. There are regular bus services from Telford Road to the city centre and the rest of Edinburgh. There are good local schools both in the public and private sector available and the city bypass, Edinburgh international airport and wider road network of central Scotland are also easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.