

115 Crewe Road South

Craigleith, Edinburgh, EH4 2PB



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

A fully-upgraded Chalet-style bungalow

This four-bedroom detached chalet-style bungalow is an outstanding residence that offers a wealth of space and a high degree of versatility. It enjoys carefully curated interiors as well, which combine fashionable decoration and high-spec fixtures and fittings. It includes flexible reception rooms, a stylish kitchen, and two modern en-suites (installed in 2023) and a family shower room. The home further boasts private parking for two cars and a suntrap, southwest-facing rear garden that offers excellent privacy. In addition, this exquisite family home has a sought-after location in Craigleith. It is positioned within easy reach of green spaces, well-regarded schools, transport links, and amenities. It is also close to the Western General Hospital and Craigleith Retail Park.

General Features

- A fully-upgraded detached chalet-style bungalow
- Sought-after location in popular Craigleith
- Fashionable interiors with high-spec finishings

Accommodation Features

- Welcoming vestibule and hall with built-in storage
- Spacious living room with French doors to garden
- Sitting/family/dining room with a bay window
- Large conservatory with French doors to garden
- Ultra-modern kitchen with granite worksurfaces
- Principal suite with a private dressing room
- Three additional double bedrooms
- Modern three-piece en-suite bathroom
- Luxurious four-piece en-suite bathroom
- Contemporary three-piece family shower room
- Gas central heating and double-glazed windows

Exterior Features

- Low-maintenance front garden/private driveway
- Fully-enclosed rear garden that is landscaped



115 Crewe Road South

Welcome to

115 Crewe Road South

Introducing an extended and fully-upgraded detached chalet-style bungalow in Craigleith, offering spacious living accommodation, four double bedrooms, and three bathrooms – all finished to an exceptionally high standard to provide its inhabitants with the best.



Welcome to an exceptional family home

Upon entering the home, its high standards are immediately apparent. You are welcomed by a vestibule and hall with on-trend neutral décor and a wood-toned floor. Four-panel wooden doors add further texture to the space, connecting to a built-in cupboard and the following accommodation.



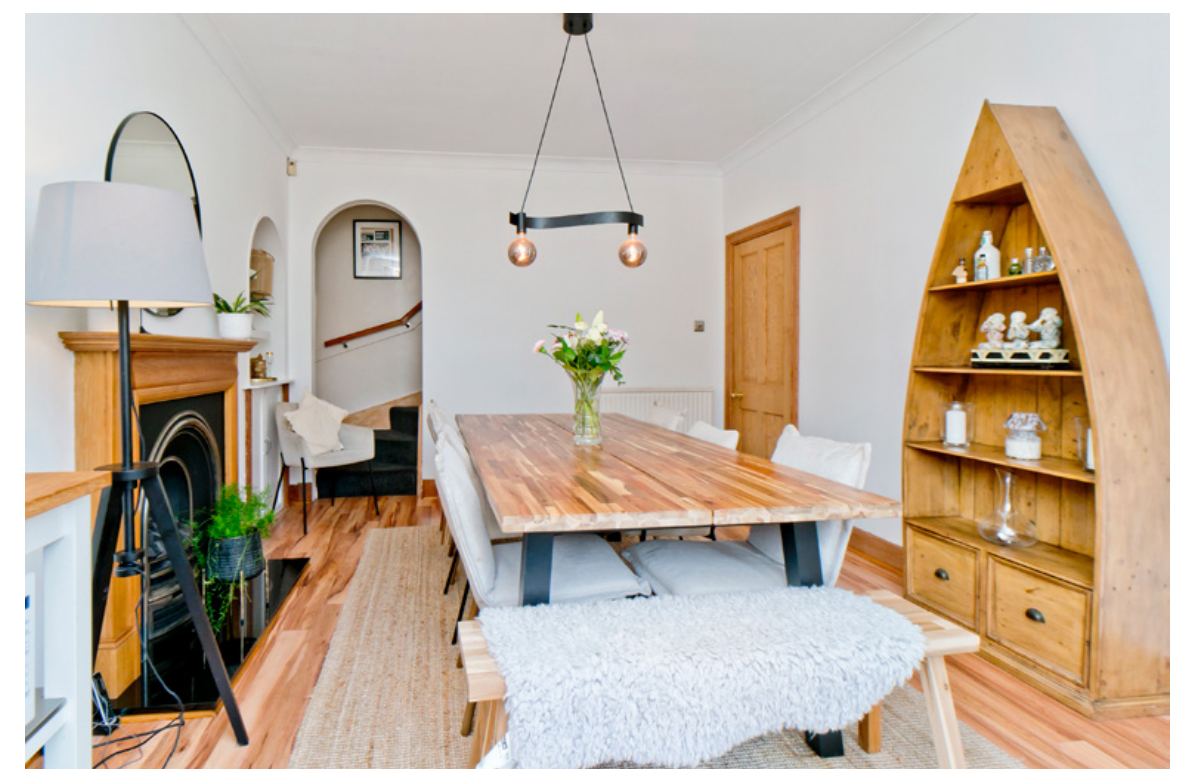
Generous

living space with
sumptuous styling

The living room is set to the rear of the property, enjoying garden views and a glazed door to outside – the ideal arrangement for families. It captures lots of daily sun and is enhanced by a crisp palette of neutral hues. A wood-inspired floor brings a warm glow to the room, adding the finishing touch to this spacious reception area.



To the front of the home, there is a generously proportioned sitting/family/dining room that can comfortably hold a table for eight people and up. It is brightened by a bay window and framed by a handsome fireplace. It echoes the aesthetic of the living room as well, ensuring a blank canvas that is easy to style. A large conservatory just off the living area provides a third reception space that can be used for socialising, dining, or for unwinding whilst admiring the leafy garden ambience.





A stylish kitchen

with an
ultra-modern design



The kitchen has a sleek, ultra-modern design with a monochrome colour palette. It features handle-less cabinets in white and solid black granite worksurfaces, offering ample storage and workspace. It is a stylish aesthetic amplified by undercabinet lighting and seamlessly integrated appliances (induction hob, statement extractor, double oven, fridge/freezer, brand-new dishwasher, and brand-new washing machine). It also has additional built-in storage and alternate rear garden access.





Four double bedrooms with the luxury of two en-suites

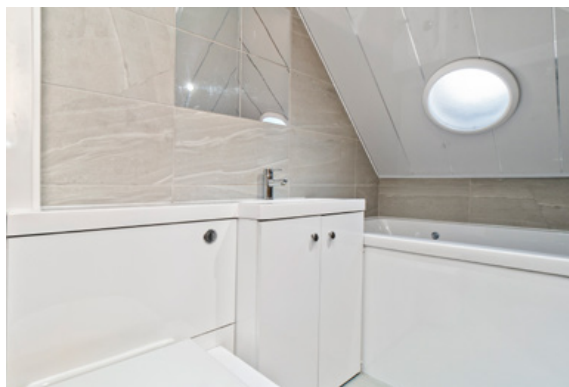


The four double bedrooms all maintain the home's impeccable standards, enjoying attractive styling and a host of desirable features. At ground level, bedroom three benefits from French doors to the conservatory (which can alternatively be accessed from the living area), whilst the fourth bedroom has a built-in mirrored wardrobe providing generous clothes storage. If preferred, the fourth bedroom could be used as a dining room and the current dining area as a sitting/family room, highlighting the versatility of the accommodation.

Principal suite

with a private dressing room

On the first floor, the principal bedroom comes with a private dressing room and a luxurious four-piece en-suite fitted with a hidden-cistern toilet, a storage-set washbasin, a bath, and a separate shower cubicle. Also on this floor, the second bedroom has eaves storage and its own modern en-suite bathroom as well, ensuring optimal convenience.



A contemporary family shower room

In addition to the two en-suites, there is a ground-floor family shower room enveloped in sandy-toned tiles. It has a contemporary design, incorporating a storage-set WC suite and a step-in shower cubicle.

Gas central heating and double-glazed windows ensure year-round comfort.



A beautiful garden

for the entire family





The home's front garden and gated driveway is predominantly laid with monoblock paving for ease of maintenance. Meanwhile, the fully-enclosed rear garden is beautifully landscaped for the entire family. It wraps around the property and features a long stretch of lawn, as well as patio areas for relaxing and dining in the sun. Mature plants and colourful flowers add another layer of attraction to this wonderful space.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.





115 Crewe
Road South



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Property Name

115 Crewe Road South

Location

Craigleith, Edinburgh, EH4 2PB

Approximate total area:

155.9 sq. metres (1678.1 sq. feet)

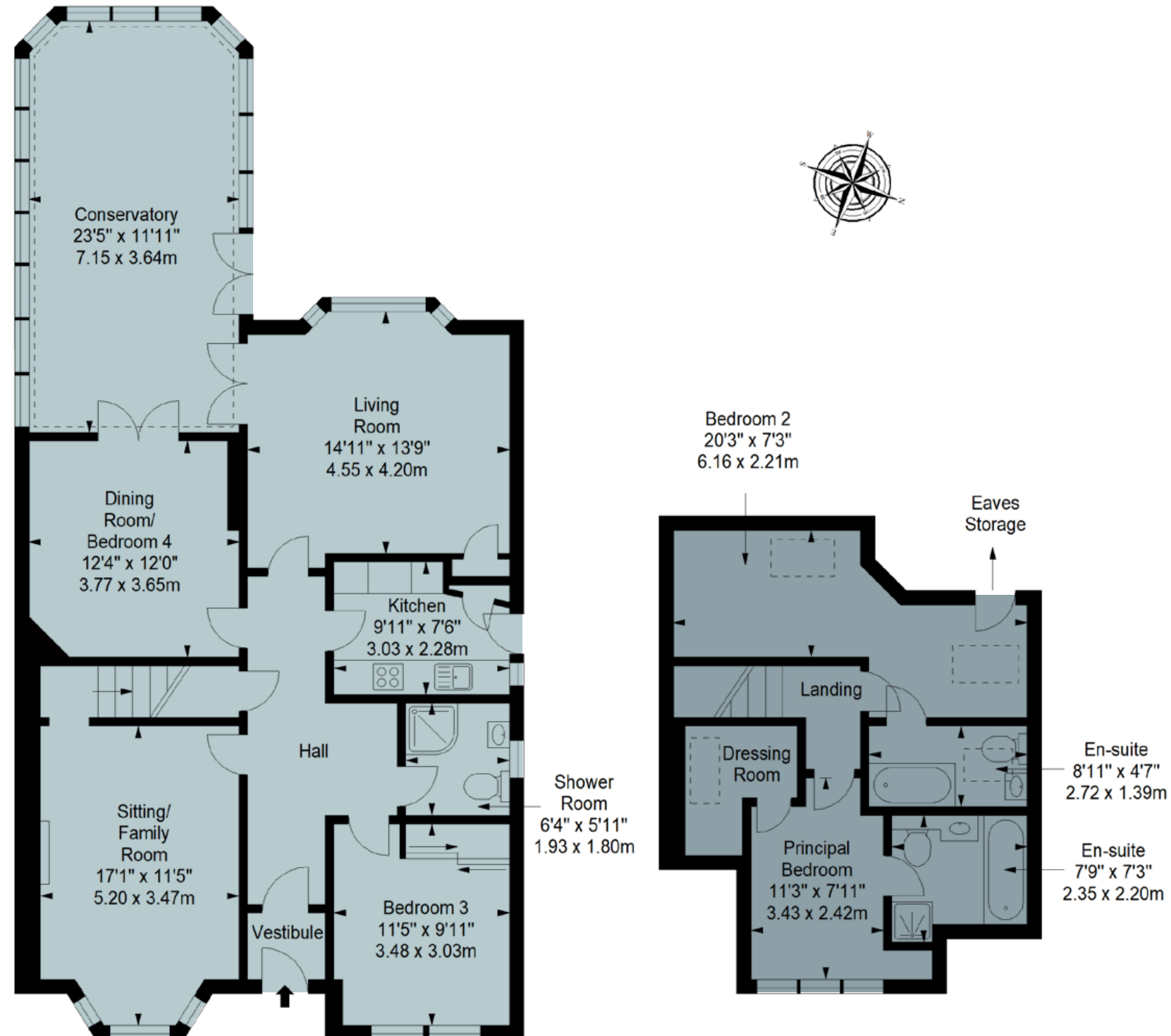
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground floor
- First floor

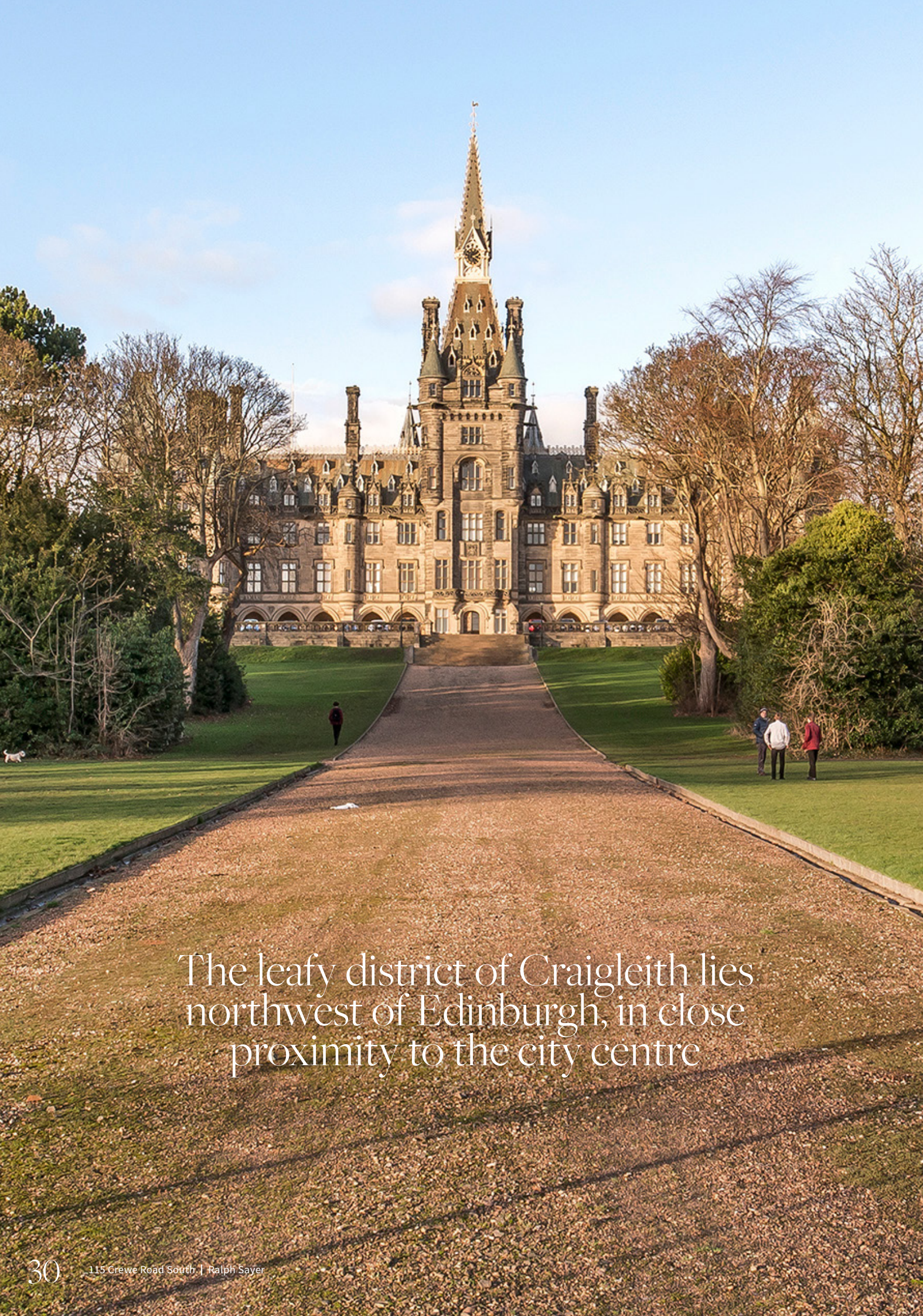
EPC Rating - D

Council Tax Band - F

Home Report Value - £585,000



Craigleith



The leafy district of Craigleith lies northwest of Edinburgh, in close proximity to the city centre



The leafy district of Craigleith lies northwest of Edinburgh, in close proximity to the city centre as well as a host of beautiful open spaces such as Ravelston Woods, Inverleith Park and Cramond's scenic seafront. The Royal Burgess Golfing Society offers a prestigious course for golf enthusiasts, whilst local indoor sports facilities can be found at Ainslie Park Leisure Centre, boasting a swimming pool, gym, fitness class studio and sports hall. Excellent local shopping amenities include those at Craigleith Retail Park, which hosts a Sainsbury's superstore alongside a range of high street retail outlets. Neighbouring Comely Bank and Stockbridge are renowned for their eclectic array of independent shops, delis and boutiques, as well as charming cafés, pubs and eateries. Craigleith promises superb state schooling options and the area is also surrounded by some of the capital's

finest private schools. In addition to excellent public transport services into the city centre, Craigleith is a popular choice for those commuting further afield with swift road links to Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway networks.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



CHARTERED FIRM

Zoopla.co.uk rightmove  OnTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.