



72 Craigleith Hill Crescent
CRAIGLEITH | EDINBURGH | EH4 2JS


warners
solicitors & estate agents



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Beautifully presented two bedroom semi detached bungalow, set upon a generous plot, with gardens to the front and rear, located on a quiet street in the popular Craigleith area to the North West of the city centre. The property is in walk in condition and has plenty of space at the rear of the property as well as a front driveway. The property comprises a bright and spacious living room with bay window, gas fire and fireplace. The Kitchen currently comprises a gas hob, fridge/freezer, washing machine and dishwasher. The hall provides a storage cupboard with the boiler. There are two well proportioned bedrooms, both with built in storage and one with a bay window. Completing the accommodation is the shower room with shower and wc. The property also benefits from a partially floored attic, driveway, large garden with a mixture of decking, astro, gravel and there is a shed. Early viewing is highly recommended to avoid disappointment.

- Entrance vestibule
- Spacious living room
- Fitted Kitchen
- Two bedrooms
- Shower room
- Partially floored attic
- Driveway
- Generous private gardens
- Gas central heating and double glazing

All fixtures & fittings , as well as the curtains and blinds will be included in the sale. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Craigleith is an increasingly desirable residential area just ten minutes' drive from Edinburgh's West End and the City Centre. First class retail amenities are to be found at Craigleith Retail Park and excellent local shopping in Stockbridge only a short drive away. There are excellent schools in the vicinity in both state and private sectors. Leisure opportunities nearby include pleasant walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens and Murrayfield and Ravelston Golf courses. There are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.



