



12 Groathill Avenue
CRAIGLEITH | EDINBURGH | EH4 2LP


warners
solicitors & estate agents



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Detached bungalow in a popular residential location with a wide range of local amenities just moments from the property. The accommodation which would now benefit from modernisation throughout comprises: entrance vestibule; hallway with storage; lovely sitting room to front with bay window and feature fireplace; family/dining room; kitchen with access to surrounding garden; two double bedrooms; and family bathroom. The property also benefits from double glazing and gas central heating, together with paved garden ground surrounding the property, a garage and a private driveway.

- Desirable location
- Excellent local amenities
- Double glazing
- Gas central heating
- Garden
- Garage and driveway

The items included in the sale are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services. The property is being sold as seen. EPC Rating E.

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



Craigeleith is situated north west of the city centre with excellent local amenities and only a short drive from Edinburgh's West End and Stockbridge. Craigeleith Retail Park is within close proximity offering a number retail shops including a Sainsbury's supermarket, Marks and Spencer and Boots. The green open spaces of Inverleith Park and the Royal Botanic Gardens are also nearby and pleasant walks can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Police Scotland at Fettes. The area has excellent bus routes into the city centre. Haymarket rail station, the city bypass and M8 are easily accessible, giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network.



