



19 Grigor Avenue
CRAIGLEITH | EDINBURGH | EH4 2PQ


warners
solicitors & estate agents



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Superbly positioned in a sought after residential area is this good sized detached bungalow with a large, fully enclosed garden, garage and drive. This is a great location for easy access to excellent amenities at nearby Craigleith Retail Park and for anyone connected to the Western General Hospital.

This lovely home would be ideal for anyone looking for a starter home with garden, or someone wishing to downsize from a larger house to something more manageable. Public living space includes a living room with direct access to the garden, and a separate dining room. The kitchen is fitted with a range of storage units and the bathroom has been fully tiled. Both bedrooms are doubles and one has the benefit of built-in storage space. To the rear lies a fully enclosed private garden, safe for a young child or pet, featuring mature colourful borders, a patio for sitting out and garden shed. The front garden has been landscaped for ease of maintenance and is flanked by a driveway running in to the garage with electricity supply.

- Living room with marble mantelpiece
- Dining room
- Fitted kitchen
- Two double bedrooms
- Fully tiled bathroom
- Double glazing
- Gas central heating
- Beautifully stocked private rear garden
- Front garden and driveway
- Garage

Energy Rating D, Council Tax Band E.



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



All curtains, blinds and kitchen appliances will be included in the sale.

Craigleith is an increasingly desirable residential area approximately 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.