

campbell
smith

63 Craigcrook Road,
Edinburgh,
EH4 3PH



- Semi detached villa offering great potential
- Requiring modernisation
- Sitting/dining room
- Kitchen
- Downstairs wc
- 3 bedrooms
- Wet room
- Electric heating
- Mixture of glazing
- Enclosed rear garden
- Good sized driveway to front
- Attached single garage

Offers Over : £395,000









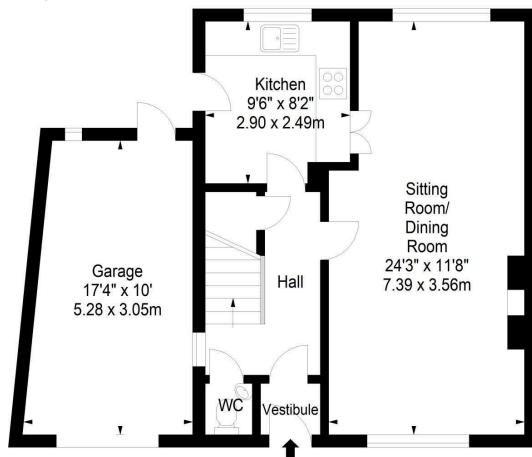




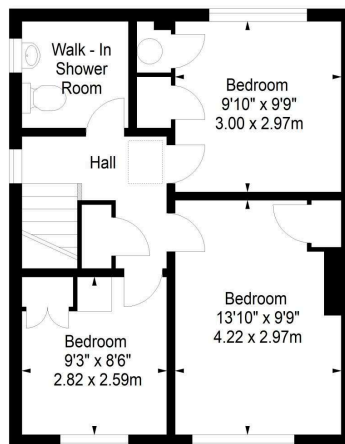
Craigcrook Road,
Edinburgh,
Midlothian, EH4 3PH



Approx. Gross Internal Area
910 Sq Ft - 84.54 Sq M
Garage
157 Sq Ft - 14.59 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Extras

The blinds, curtains, fitted carpets, cooker, washing machine, fridge freezer, tumble dryer in the garage & the greenhouse are included. No warranty is given regarding the services, systems or any appliances



Buses

Craigcrook Rd 13, Hillhouse Road - 13, 43, 47, 47B, N43, X47



Shops

Corner shop, Hillhouse Road , Craighleith Retail Park



Schools

Blackhall PS, St Andrews Fox Covert RC PS, The Royal High Secondary School, St Augustine's RC HS, Stewart Melville and Mary Erskine schools within easy reach



Parking

Good sized driveway & attached single garage



Council Tax Band - F



EPC - E



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk