

COULTERS<sup>©</sup>

# 66 CRAIGLEITH HILL GARDENS

CRAIGLEITH, EDINBURGH, EH4 2JH

4 BED

1 BATH

2 PUBLIC





## TAKE A LOOK INSIDE

66 Craigleith Hill Gardens is a superb 4 bedroom semi detached house situated in the highly desirable residential area of Craigleith.

The house has private garden grounds to the front and rear, a driveway and large garage.

The property has been extended in the past to form an upper floor and a large family room with French doors providing direct access to the rear garden.

## KEY FEATURES



Superb semi detached house situated on a quiet street.



Four double bedrooms, sitting room & large family/dining room.



Private front and rear gardens.



Driveway and garage.



Now in need of some refurbishment.



Beautiful views of the City and out towards the Pentlands.



EPC Rating - D



Council Tax Band - G





The accommodation comprises on the ground floor - entrance hall; sitting room (which could be used as an additional double bedroom); kitchen with door to the driveway; large family/dining room with French doors leading to the rear garden; 2 double bedrooms and bathroom.

On the first floor - landing, 2 double bedrooms and a WC. The bedroom situated to the front of the house benefits from views to the Pentlands.

As shown in the images, the property now requires some refurbishment.





## THE LOCAL AREA

Craigleith is situated northwest of the city centre with excellent local amenities and only a short journey from Edinburgh's West End & cosmopolitan Stockbridge/Comely Bank. Craigleith Retail Park is within close proximity offering several retail shops including a Sainsbury's & Lidl supermarkets, Marks and Spencer, Boots and Homebase.

The Water of Leith Walkway, cafés and boutiques of Stockbridge and Comely Bank, the Gallery of Modern Art and the West End are within walking distance of the property. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, the Royal Botanic Gardens and enjoyable walks can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station.

Schools in the immediate area include, Flora Stevenson Primary, Broughton High, Fettes College, Stewart's Melville, Mary Erskine's, St George's School for Girls and The Edinburgh Academy. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Stations are easily accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks.

## EXTRAS

All kitchen appliances are included in the sale price.

**HOME REPORT VALUATION: £520,000**





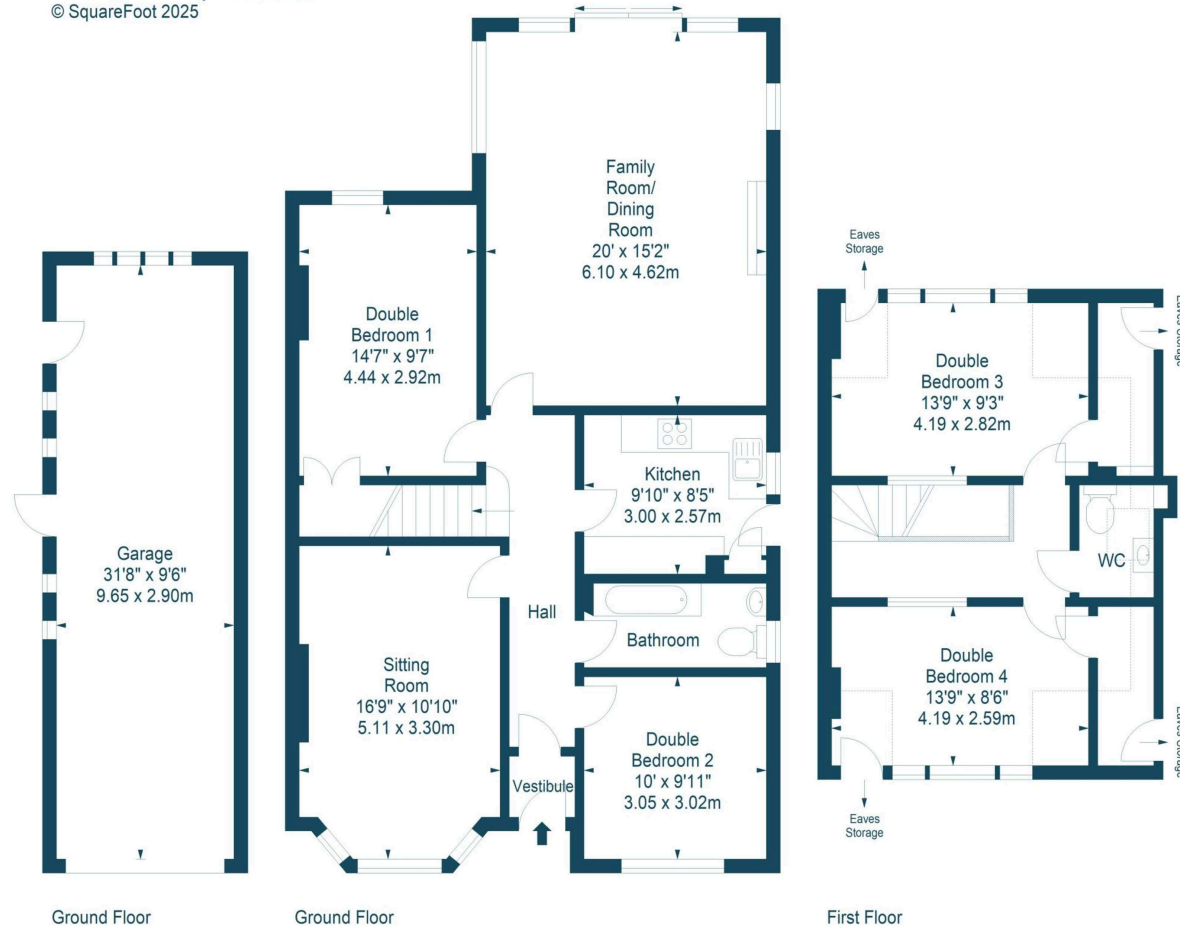




Craigleith Hill Gardens,  
Edinburgh,  
Midlothian, EH4 2JH



Approx. Gross Internal Area  
1423 Sq Ft - 132.20 Sq M  
Garage  
Approx. Gross Internal Area  
302 Sq Ft - 28.06 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.