



21 Craigleith Hill Loan
CRAIGLEITH | EDINBURGH | EH4 2JG


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Beautifully presented and spacious three-bedroom semi-detached bungalow with driveway to garage/workshop and generous living accommodation. This lovely property offers an excellent blend of space, flexibility and practicality, and presents an outstanding opportunity for families, downsizers and those seeking convenient single-level living. The hallway with storage welcomes you to the property and gives access to all rooms. The bright, double aspect living/dining provides the perfect setting for relaxation and entertaining, enjoying a pleasant outlook and direct access to the enclosed southwest facing rear garden, creating an ideal space for family meals and social gatherings. The well-proportioned kitchen is fitted with floor and wall units with integrated, and space for, appliances, thoughtfully positioned with easy access to the main living areas and direct access to the garden. The property boasts three generously sized bedrooms, including an impressive principal bedroom with a charming bay window. Two further double bedrooms, one with storage, offer excellent versatility for family members, guests, or those working from home, and a fabulous family bathroom with deep bath with mains shower over, and feature sink, completes the accommodation. The property further benefits from gas central heating, double glazing and fantastic storage including attic, and externally, a large garage, private gardens to the front, and enclosed gardens to the rear with patio seating area, lawn, mature shrubs and trees, and greenhouse. Combining spacious accommodation, excellent storage and a desirable single-storey layout with scope for extension, this is a fantastic home with immense appeal and early viewing is recommended.

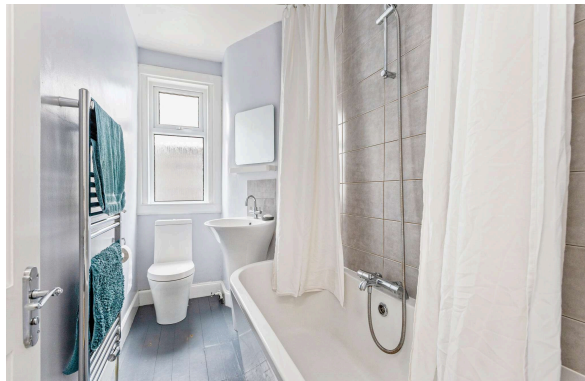
- Beautifully presented semi-detached bungalow
- Flexible accommodation to three generous double bedrooms
- Stunning family/dining room double aspect extension
- Well equipped fitted kitchen
- Fabulous bathroom with shower over deep bath
- Gas central heating and double glazing
- Fantastic storage options including attic
- Private, mature gardens to front and rear
- Driveway to garage/ workshop

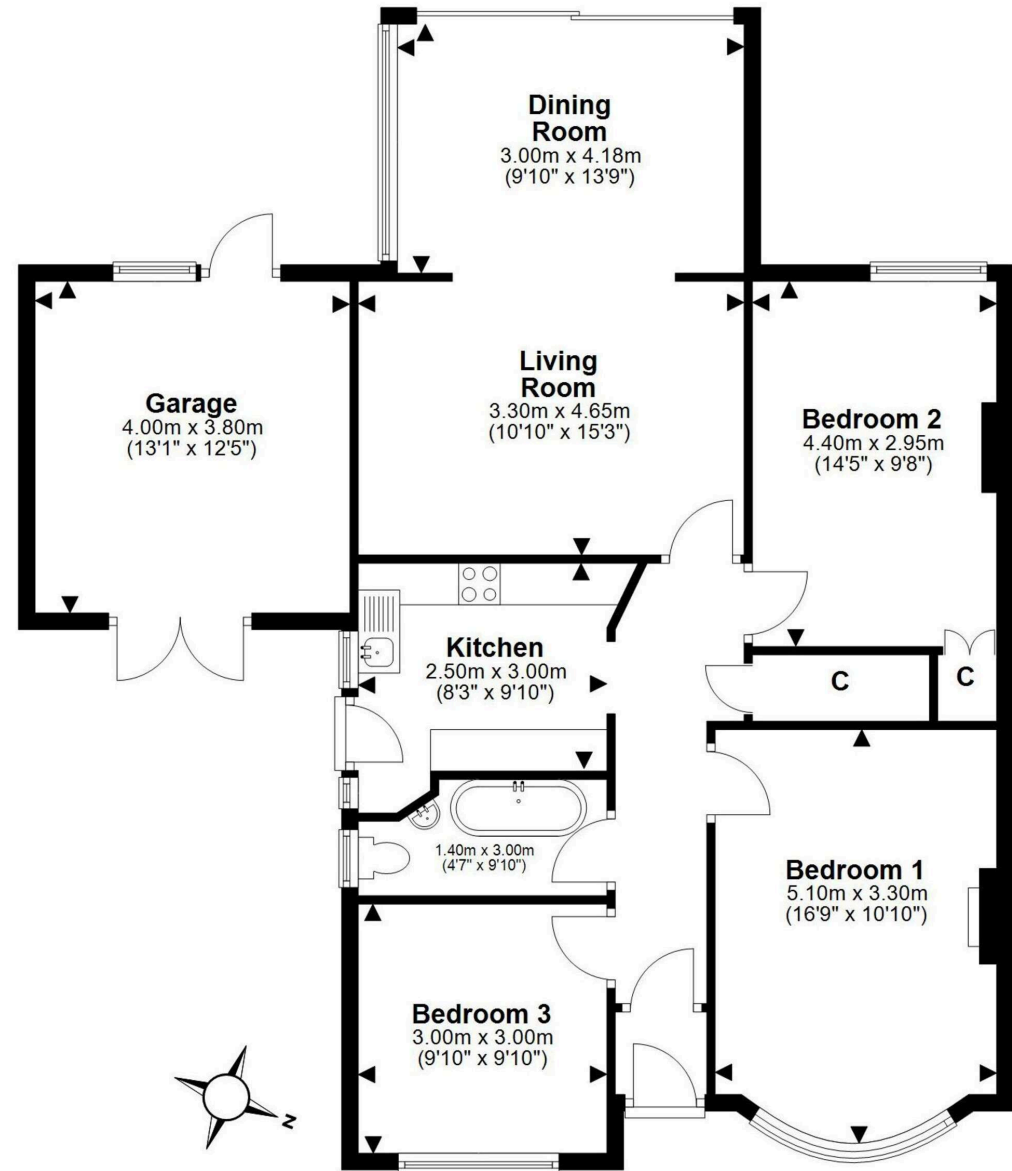
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the desirable Craigleith area of Edinburgh, which lies to the northwest of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including a Waitrose in Comely Bank, and Craigleith Retail Park, which includes a Sainsbury's superstore. Nearby Stockbridge boasts plenty of trendy cafes and independent shops, while Inverleith Park and the beautiful Botanic Gardens are also within walking distance. High quality schooling is available locally, from nursery to senior level, both in the public and private sectors. The City Centre itself, where there is a wide choice of shops, leisure, recreational and sporting facilities, can be accessed in as little as ten minutes by car, depending upon traffic. An efficient public transport network also operates to most parts of the town and surrounding areas. The city by-pass and main motorway networks are within easy reach.

Energy rating C, Council tax band F. There is no factor associated with this property. Extras included in this sale will be all fixtures, fittings, curtains, washing-machine and fridge-freezer.





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.

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