



Solicitors & Estate Agents



## 2 Telford Gardens

Craigleith | Edinburgh | EH4 2PU

This spacious and bright end terraced villa, situated on a fantastic corner plot with private gardens and sizeable driveway providing off-street parking, is quietly situated within the popular residential area of Craigleith, close to excellent local amenities, transport links and within easy reach of the City Centre.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - C



## Description

The accommodation in brief comprises; welcoming entrance hallway with built-in storage cupboard, generous sized dual-aspect lounge/dining room, stylish fitted breakfasting kitchen with door providing direct access to the rear, well proportioned principal bedroom with fitted storage, second good sized double bedroom with fitted mirrored wardrobes and bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker, fridge/freezer and washing machine. The garden sheds will also be included in the sale.

## Gardens & Driveway

A real feature of this property is the beautifully maintained private gardens to the front, side and rear. To the side lies a sizeable driveway providing off-street parking for multiple vehicles.

## Viewing

By appointment through Neilsons on 0131 625 2222.





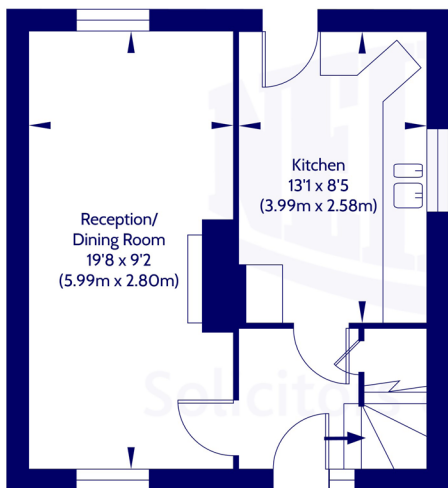
## Location

Craighleith is a highly regarded residential district of the city, conveniently located within close proximity to the City Centre. For shopping, Craighleith Retail Park is within walking distance, and includes many shops and stores including a Sainsbury's supermarket and Marks & Spencer's. In addition, there is a Waitrose supermarket at Comely Bank which is en-route to the many varied shops, pubs and restaurants of the fashionable Stockbridge area of town, easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks & cycle routes along the Water of Leith and Blackhall Path. For the commuter, the property is well placed for the main roads west and north out of the City, to Edinburgh International Airport, City Bypass and to the motorway network across central Scotland. In addition, excellent local bus services provide swift access to the city centre and surrounding areas. For the families, good schooling is available nursery to senior level.

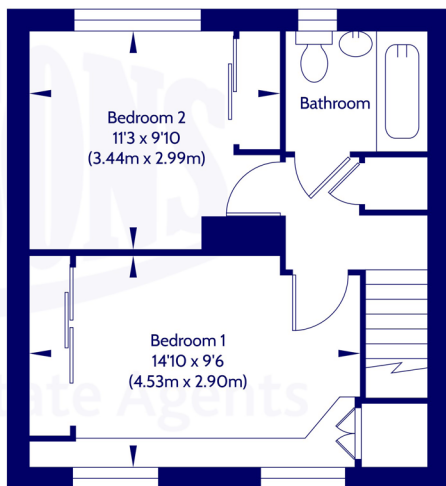




Approx. Gross Internal Floor Area 66 Sq M / 701 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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