

campbell
smith

9 Craighall Crescent,
Edinburgh,
EH6 4RX



- Bright and spacious Semi Detached Villa occupying a quiet and highly regarded residential location
- Same ownership since new, having been built in the early 1970's!
- Excellent local amenities and facilities
- Reception hall
- Spacious open-plan lounge/dining room
- Fitted kitchen with appliances
- Rear porch
- Utility room
- Three double bedrooms
- Shower room with white suite & shower
- Gas central heating
- Quality double glazing & patio doors
- Mature, well stocked, private front and enclosed rear gardens, with ornamental pond & fish
- Double driveway and large single garage with electrically powered door
- Good storage

Offers Over : £390,000

espc / rightmove / Zoopla / s1homes.com / f / X

camsmith.co.uk









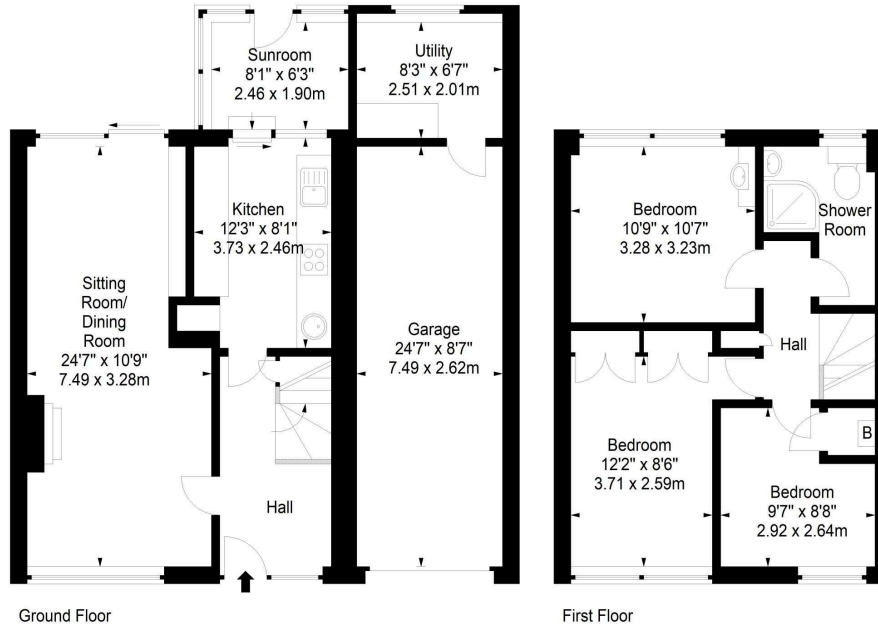




Craighall Crescent,
Edinburgh,
Midlothian, EH6 4RX




Approx. Gross Internal Area
935 Sq Ft - 86.86 Sq M
Garage & Utility
Approx. Gross Internal Area
270 Sq Ft - 25.08 Sq M
For identification only. Not to scale.
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+ Extras
I/All fitted carpets & fitted floor coverings, curtains, blinds, electric coal effect fire, gas hob, electric oven, cooker hood, washing machine, dishwasher, fridge/freezer & separate freezer

 **Buses**
On Stanley Road - 7 & 11. From Ferry Road - 14 & 21. From Pier Place - 11, 16 & 17. Insert Travel Info Here

 **Shops**
Sainsbury's Local on Craighall Road, Asda at Newhaven, Morrisons on Ferry Road, Marks & Spencer Food at Stockbridge, Waitrose at Comely Bank and Tesco at Canonmills.

 **Schools**
Trinity Primary School, Holy Cross RC Primary School, Trinity Academy High School and St. Thomas of Aquin's RC High School. Insert School Info Here

 **Parking**
Double driveway to the side, off-street parking for two cars and a larger single garage with electrically powered up-and-over door. Unrestricted on-street parking on Craighall Crescent

 **Council Tax Band E**

 **EPC D**

 **Factor**
N/A

 **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.



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