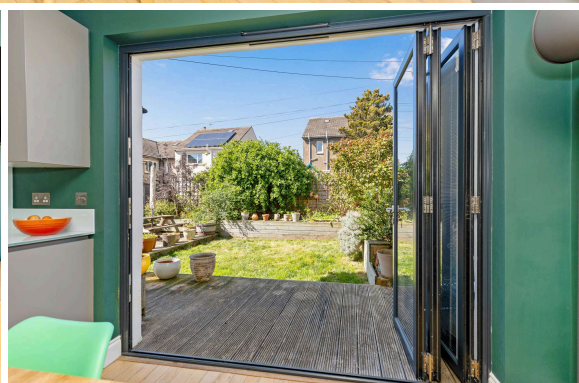




38 Grigor Avenue
CRAIGLEITH | EDINBURGH | EH4 2PQ


warners
solicitors & estate agents



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Stunning and bright semi-detached villa in the popular residential suburb of Craigleith with a wide range of local amenities just moments from the property. The accommodation is beautifully presented throughout and will make a fantastic family home in an idyllic location, and comprises of a generous entrance hallway with storage, lovely rear facing family room which offers open plan living/dining/kitchen fitted with sleek modern units and boasts direct entry to the enclosed rear garden with decking, patio area and lawn. Upstairs, there are two double bedrooms, one to the front, and one to the rear with fitted storage, a front facing office/nursery/single bedroom, and a contemporary shower room with mains dual headed shower and vanity sink unit. The spacious property also benefits from double glazing, gas central heating, and externally a paved front garden - ideal for parking, garage, and a sunny rear garden with decking, patio and lawn.

- Desirable location
- Excellent local amenities
- Spacious and bright family room with direct access to rear garden
- Two double bedrooms and flexible large single room
- Gas central heating and double glazing
- Double driveway to front
- Garage
- Enclosed rear garden with patio, decking and lawn

Energy rating C, Council tax band E. There is no factor associated with this property.

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 north of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including the nearby Craigleith Retail Park, which includes a Sainsbury's Superstore. The City Centre itself can be accessed in as little as ten minutes by car, depending upon traffic, where there is a wide choice of shops, leisure, recreational and sporting facilities. Craigleith is also well positioned for those working at the Western General Hospital and those working or studying at Telford College. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The city by-pass and main motorway networks are also within easy reach.

Extras included in this sale will be Tv bracket, light fittings, shelves, coat hooks, window blinds, 2 x slide and hide single ovens, fridge/freezer, washing machine, dishwasher, hob and extractor fan.

