



Offers over £145,000

47 Craigroyston Grove, Edinburgh, EH4 4GL



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## Modern Ground Floor Maisonette with Main Door Access Private South Facing Rear Garden

Bright and neutrally presented throughout, this generously proportioned, one bedroom ground floor maisonette is set overlooking the green spaces on a residential cul-de-sac. The property further benefits from private rear garden with a large shed.

Modern Ground Floor Maisonette with Main Door Access; Entrance Hall with Storage Cupboard; Living Room; Good-Sized Kitchen with Dining Area; Double Bedroom with Built-In Wardrobe; Communal Front Garden; Private South-Facing Rear Garden; Neutral Decor Throughout; Double Glazing; Central Heating.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

|                            |                             |
|----------------------------|-----------------------------|
| <b>Livingroom</b>          | 18'2" x 10'9" (5.56 x 3.28) |
| <b>Kitchen/Dining room</b> | 16'9" x 6'11" (5.13 x 2.13) |
| <b>Bedroom</b>             | 10'7" x 10'5" (3.25 x 3.18) |

## LOCATION

Craigroyston Grove is a quiet, residential cul-de-sac a short walk from the bustling cafes, shops and amenities of Davidson's Mains. The nearby woodland and parklands of Lauriston Castle offer scenic walking routes, down to the coast and along the promenade to Cramond and the open spaces of Silverknowes Golf Club are also close by. A wide range of superstores are available at Craigmile Retail Park as well as a good-sized Tesco Metro on Main Street. At the end of the road is an access point to Blackhall Path, a walking and cycling route linking to the North Edinburgh Cycle Network, allowing for traffic-free commuting on tree-lined paths around North Edinburgh. A wide range of bus routes are locally available for travel in and out of town and for the motorist, Queensferry Road links to the M8, A90, City Bypass and Edinburgh International Airport.

## EXTRAS

White Goods included in the Sale

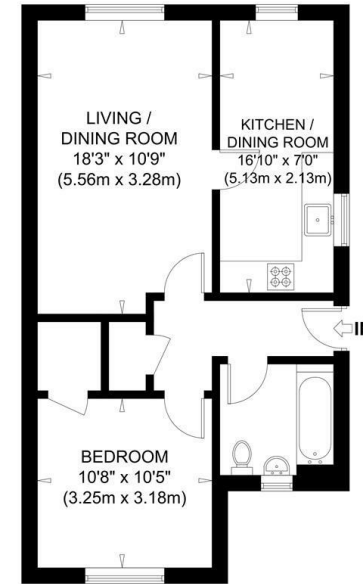
## EPC RATING

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## VIEWING

By appointment only please Telephone: 0131 554 6244.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 53.9 SQ M / 580 SQ FT

CRAIGROYSTON GROVE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 53.9 SQ M / 580 SQ FT  
measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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