

FOR SALE



# 100 Craigleith Hill Crescent

Craigleith, Edinburgh, EH4 2JP

TRUSCOTT  
PROPERTY





## Specification

- Reception Hall
- Kitchen Living Dining room
- Bedroom 1 - Double bedroom
- Bedroom 2 - Double bedroom
- Bedroom 3 - Double bedroom

- Bathroom
- Double glazing
- Gas central heating
- Spacious private gardens to front and back
- Private driveway



## Description

This semi-detached bungalow in the desirable Craigleith area of the city offers all the ease and convenience of single-story living and provides exciting development opportunities. The property has been fully renovated to an exceptional standard and comes with three bedrooms, a reception hall, bathroom and modern open plan kitchen/dining/living space with integrated Siemens appliances, and is the

perfect space for entertaining guests. This bungalow has a large capacity for storage in the loft, which also offers the opportunity to extend upwards with the addition of dormers (subject to the necessary consents). The property benefits from patio doors leading to a decking area with spacious private gardens and a driveway.

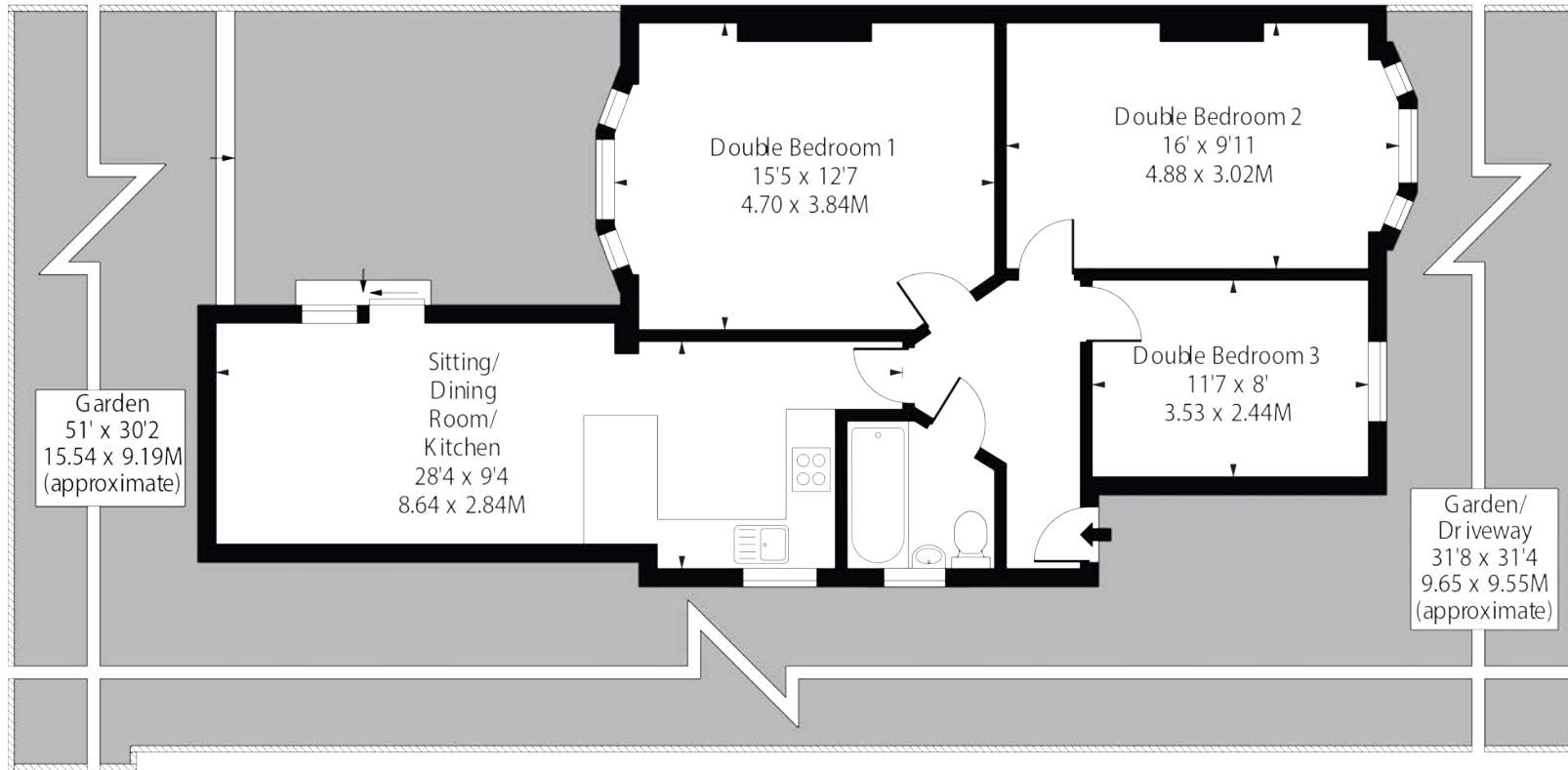




## Location

Craigleith is situated northwest of the city centre with excellent local amenities and only a short journey from Edinburgh's West End & cosmopolitan Stockbridge. Craigleith Retail Park is within proximity offering several retail shops, including Sainsbury's & Lidl supermarkets, Marks and Spencer, Boots and Homebase. The water of Leith Walkway, cafés and boutiques of Stockbridge, Comely Bank, the Gallery of Modern Art, and the West End is walking distance from the property. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens, and enjoyable walks

can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. Public and private sector schools in the immediate area include Flora Stevenson Primary, Broughton High, Fettes College, Stewart's Melville & Mary Erskine's, and The Edinburgh Academy. Excellent bus services regularly run into the city centre and surrounding areas. Haymarket and Waverley Stations are easily accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks.



# Floor Plan

## Ground Floor

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken

## Approximate Area:

786 sq ft / 73.02 sq m

for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

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P R O P E R T Y

To arrange a viewing, please get in touch with Truscott Property via any of the contact options below.

## Contact

t: 0131 589 2900

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