



11
Telford
Grove

Craigleith
Edinburgh
EH4 2UL

Beautifully presented end terraced townhouse

Within a well sought after area



Scan Here!



3/4 BED



3. BATH



OFF STREET



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Viewing - By appointment telephone selling solicitors



11 Telford Grove

We are delighted to present to the market this beautifully presented end terraced townhouse, with convenient commuting links. Craigleith is an exclusively residential area situated west of the city centre. The area enjoys excellent local shopping facilities that provide for a great deal more than normal daily requirements. The well-known area of Stockbridge/Comely Bank is just a few minutes' drive away and offers an extensive variety of specialist shops, banking, building society and post office services as well as a large branch of Waitrose. You will also find Craigleith Retail Park within walking distance of Telford Grove with shopping offered over seven days and with extended hours to meet most requirements the retail park boasts a Sainsbury's superstore, Marks and Spencer and Boots to name. If all this proves insufficient, it is a simple matter to travel into the city centre.

The property also has the additional benefit of being surrounded with a wide range of schools, both public and private. Using one of the many and frequent bus services that pass through the area, Princes Street is generally no more than ten minutes away. For the energetic, the West End may be within walking distance. In the West End is a high concentration of Edinburgh's formal entertainment facilities. Queensferry Road runs from the city centre to the west and meets up with Edinburgh's city bypass, the M8 to Glasgow, the M9 to Stirling and the M90 to the Forth Road Bridge and all points beyond. This part of the city therefore enjoys easy communication with all parts of the country making it particularly convenient for anyone who is required to travel in connection with their job.

“..Using one of the many and frequent bus services that pass through the area, Princes Street is generally no more than ten minutes away..”



A spacious property

We are delighted to offer for sale this immaculately presented three bedroom townhouse in close proximity to the City Centre of Edinburgh. The property provides spacious and adaptable accommodation, which makes for a fantastic family home.

Internally, the property comprises: entrance porch, reception hallway with full length mirrors on the wall, WC, converted garage that can be used as a large family room, where you can relax and enjoy the peaceful setting that the property is situated on. This room might also suit those requiring life/work arrangement or could become the ultimate playroom for the kids! Continue through the hall to the kitchen (designed by Kitchen International) with Zodiaq natural quartz work surfaces, Siemen's appliances and plenty of worktop space which is sure to appeal to any aspiring chef. The kitchen is big enough to accommodate a dining table and six chairs and provides access to the rear garden. The whole ground hall benefits from underfloor heating.

Continue upstairs to a large living room with patio doors to the front that flood the room with natural light, the 3 piece family bathroom consists of WC, wash hand basin and bath the accommodation on this level is completed by a large double sized bedroom with built in mirrored wardrobes.

The second floor is access by a carpeted staircase with wooden handrail and here you will find two further double bedrooms both with built in wardrobes and en-suite shower rooms.

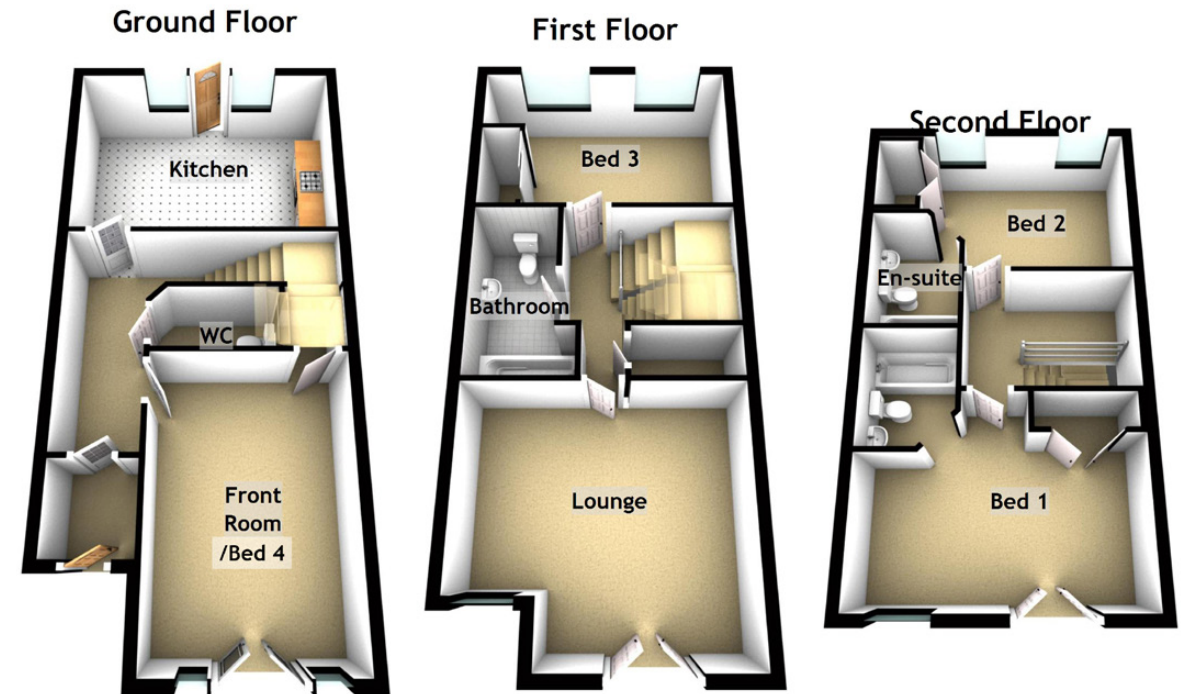
Externally there are gardens to front and rear. The front garden area is mainly mono-blocked with a driveway which provides parking for one car. The rear garden is enclosed by a fence with slabbed grounds which will be ideal for outdoor living. Residential parking can be found to the front of the property.

11 Telford Grove further benefits from double glazed windows and gas central heating which is sure to make this a cosy yet cost effective home.





“...here you will find two further double bedrooms both with built in wardrobes and en-suite shower rooms...”

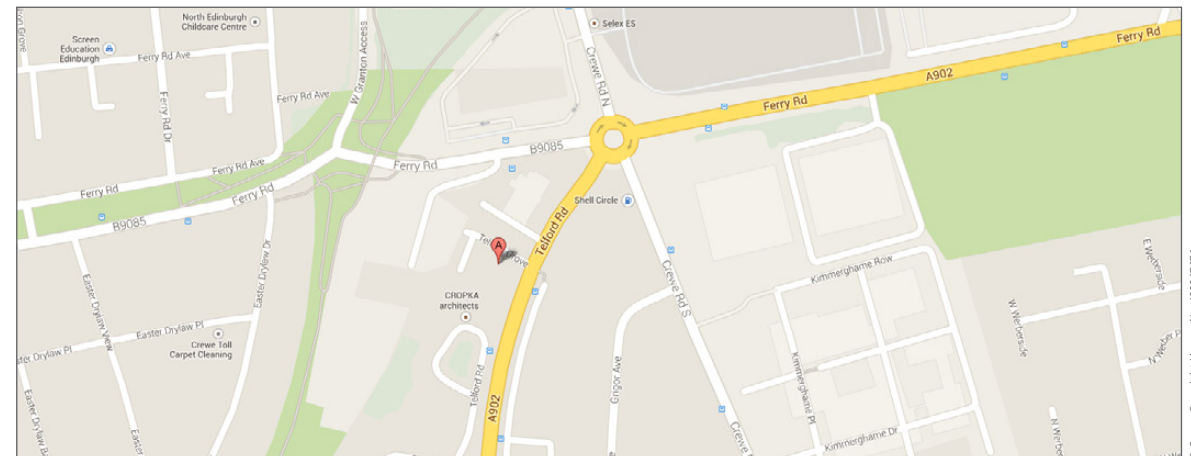


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.61m (15'1") x 4.21m (13'10")
Kitchen	4.82m (15'10") x 3.48m (11'5")
Front Room/Bed 4	4.86m (15'11") x 3.28m (10'9")
WC	2.18m (7'2") x 1.00m (3'3")
Bed 1	4.83m (15'10") x 3.48m (11'5")
En-Suite	2.28m (7'6") x 1.65m (5'5")
Bed 2	4.83m (15'10") x 2.95m (9'8")
Bed 3	4.87m (15'1") x 2.95m (9'8")
Bathroom	3.17m (10'5") x 1.84m (6')

EXTRAS
(Included in the sale)

Floor coverings, light fittings, blinds, curtains, all integrated kitchen appliances and mirrors on hallway wall.





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