



10 Craigleith Hill Park,
Edinburgh, EH4 2NR



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A fantastic opportunity has arisen to purchase this beautifully presented semi-detached house located within the sought after Craigleith area of Edinburgh. This lovely home offers bright and spacious accommodation and occupies a most generous sized plot with gardens extending to the front, side and rear.

With gas central heating and double glazed windows, the house will only be fully appreciated upon internal inspection and therefore viewing is essential.

The accommodation includes an entrance hallway and a good sized lounge diner with window to front and patio sliding doors lead to the large lean-to sunroom at the back of the house. The wall mounted TV in the lounge shall remain. The kitchen has two cupboards, a door and window to the sun room and is fitted with modern base and wall units with oven, hob, dishwasher and fridge/freezer to remain. Upstairs there are three spacious bedrooms, two fitted storage facilities and there is a modern shower room with double shower and window to rear.

Externally, the house benefits from large garden grounds. The fully enclosed side and rear gardens are either laid to lawn or stone paving with well-established trees and shrubs.

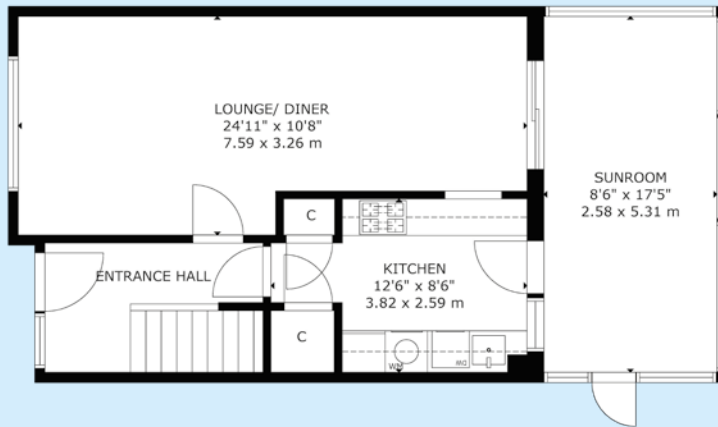
A driveway provides off street parking and there is an Electric car charging point which was installed in September 2024.

Area Description

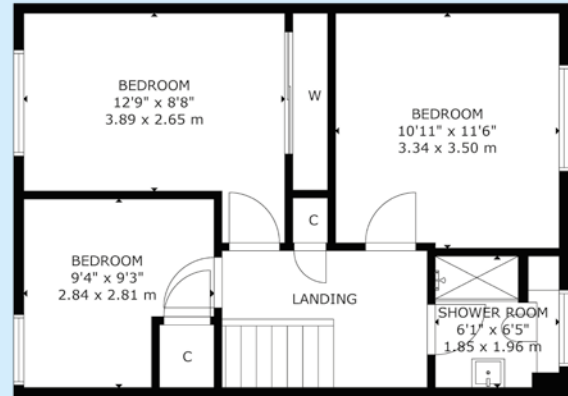
Craigleith is located to the west of the city and is within easy reach of Stockbridge and the City Centre. The Craigleith Retail Park is close by which includes a Sainsbury's supermarket together with a Marks & Spencer's Simply Food and many other High Street retail stores. Nearby Stockbridge which is within walking distance has an excellent choice of high quality individual shops including Waitrose. There is a good range of schools nearby in both the public and private sectors. Leisure facilities in the area include golf, tennis clubs, gyms and the restored Victorian swimming pool at Glenogle. Regular bus services travel east to the City Centre from Craigleith Road and Queensferry Road and by travelling west there is an excellent link via Queensferry Road to the City Bypass, M8, M9, the Forth Road Bridge and Edinburgh International Airport.



Ground floor



First floor



Accommodation

Lounge/diner:	7.6m x 3.25m	(24'11" x 10'8")
Kitchen:	3.8m x 2.6m	(12'6" x 8'6")
Sun Room:	5.3m x 2.6m	(17'5" x 8'6")
Bedroom 1:	3.89m x 2.64m	(12'9" x 8'8")
Bedroom 2:	3.33m x 3.5m	(10'11" x 11'6")
Bedroom 3:	2.84m x 2.82m	(9'4" x 9'3")
Shower Room:	1.85m x 1.96m	(6'1" x 6'5")

Note

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 for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

