



**GIBSON KERR**  
Personal, Family Law & Property

**27 Grigor Drive**  
Craigleith, Edinburgh, EH4 2PJ



## Property Summary

Tucked in a quiet cul-de-sac within an established residential area of Craighleith, this detached house has two bedrooms, three reception areas, a breakfasting kitchen, and a shower room, plus a low-maintenance garden, a garage, and a driveway. The house and its location are sure to appeal to a wealth of buyers, with excellent amenities nearby. These include shops and other everyday essentials (including Craighleith Retail Park), schools (the catchment schools are both within walking distance), transport links connecting across the city, and green space, including the Royal Botanic Garden and Inverleith Park.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

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## Features

- Generous detached house in Craighleith
- Quiet cul-de-sac setting
- Hallway with built-in storage
- Dual-aspect living room
- Southeast-facing sitting/dining room
- Breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- Bright shower room
- Low-maintenance, sunny rear garden
- Attached single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - TBC



# Floorplan

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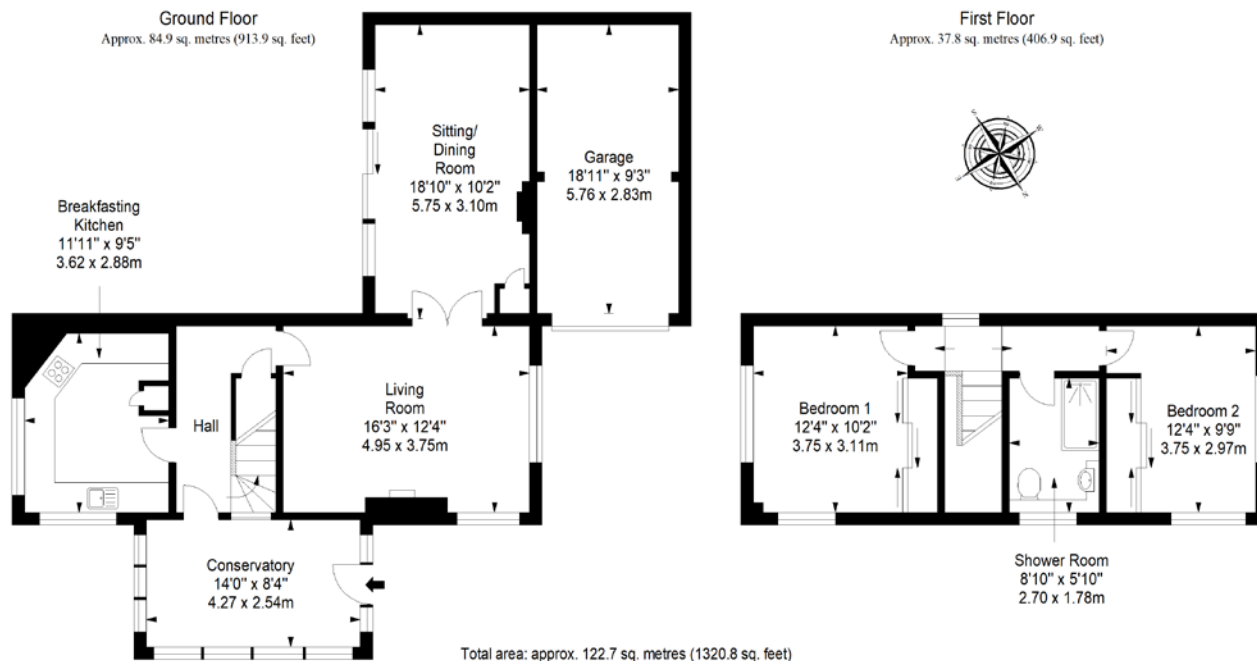
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DISCLAIMER  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.