



52 Craigleith Hill Avenue, Edinburgh, EH4 2JN

Attractive four-bedroom end-terraced family home with front and rear gardens, driveway and garage

URQUHARTS
EDINBURGH



DESCRIPTION

52 Craigleith Hill Avenue is an attractive and generously proportioned four-bedroom end-terraced extended bungalow with front and rear gardens, driveway and garage. The property is superbly situated in the desirable Craigleith area with excellent local amenities, schools and transport links offering easy access to the city centre and further afield. It could now benefit from renovation throughout and offers fantastic potential.

Entrance hall with under stair cupboard; spacious bay windowed living room overlooking the front garden; bedroom one which could also be used as a family room; an inner hallway leading to the rear of the property which has a bright dining room with patio doors to a Juliette balcony overlooking the rear garden; fitted kitchen with wall & base units; shower room; and further access to the rear garden as well as the garage. On the upper level, there are three good-sized double bedrooms, one with storage into the eaves; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Family room / Double bedroom 1. Dining room. Kitchen. Three double bedrooms. Shower room. Bathroom.

Electric storage heating. Double glazing. Well-maintained front garden and driveway, with an enclosed paved and chipped rear garden over split levels with two external outbuildings. Single car integral garage.



LOCATION

Craigleith is a desirable residential suburb 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, TK Maxx and The Range. Nearby are the green open spaces of Inverleith Park and Royal Botanic Gardens, the Water of Leith Walkway, Gallery of Modern Art, and Ravelston and Murrayfield golf courses. The area is also well located for those working at the Western General Hospital and Fettes Police Station. Catchment schools include Flora Stevenson Primary, St



Mary's RC Primary, Broughton High, St Thomas of Aquin's RC High School with private schooling at Fettes College, Stewart's Melville & Mary Erskine's, and The Edinburgh Academy. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Stations are easily accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category F

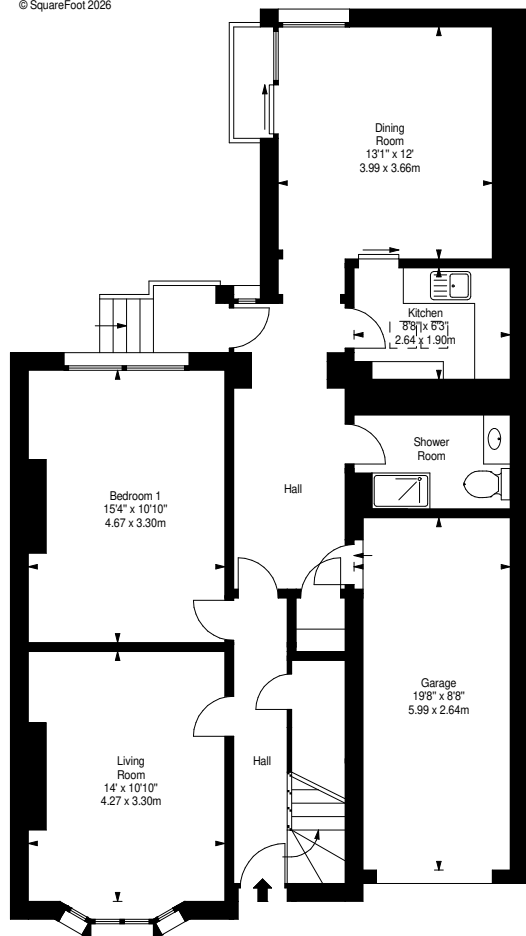
Tenure Freehold



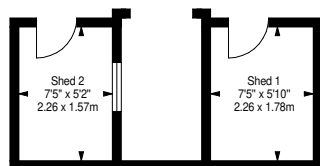
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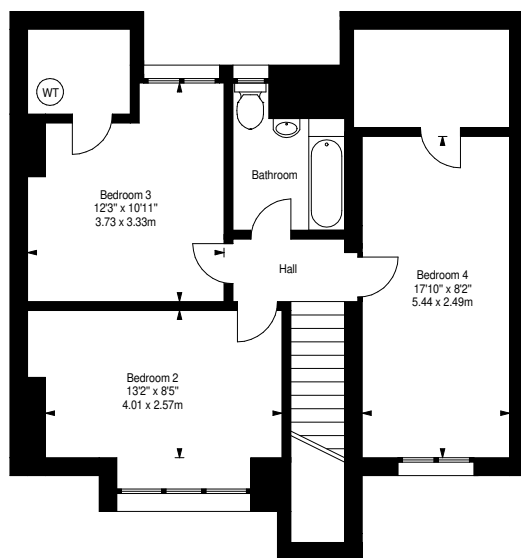
Approx. Gross Internal Area
1472 Sq Ft - 136.75 Sq M
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
Sheds
Approx. Gross Internal Area
82 Sq Ft - 7.62 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

Urquharts | Property and Law | 16 Heriot Row, Edinburgh EH3 6HR | Telephone 0131 556 2896 | Email enquiries@urquharts.co.uk | Fax 0131 556 0046

www.urquharts.co.uk

