

COULTERS[©]

87 CRAIGLEITH HILL AVENUE

CRAIGLEITH, EDINBURGH, EH4 2JL

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Rarely available and immaculately presented, this charming semi-detached bungalow offers beautifully maintained and thoughtfully upgraded accommodation, together with a large south-facing private garden, garage and driveway. Lovingly cared for by the current owners, the property has been carefully adapted to create a light and welcoming home, while retaining excellent flexibility to suit individual requirements.

The accommodation can be used as either a two or three-bedroom home, depending on preference. To the front of the property is the warm and welcoming bay-windowed sitting room, with an attractive fireplace flanked by custom shelving. Currently used as a comfortable reception room, this versatile space could equally make a wonderful third double bedroom.

KEY FEATURES



Immaculately presented, charming semi-detached bungalow offering flexible accommodation



Two or three double bedrooms depending on requirements



Large south facing private garden



Garage and driveway with space for two cars



Located in the popular residential area of Craigleith, with excellent local amenities nearby



Considerable scope to expand, subject to the relevant permissions being obtained



EPC Rating - C



Council Tax Band - E



To the rear, the living room/dining room and kitchen have been opened up by the current owners to create a wonderfully light and airy space, with a fantastic outlook over the south-facing garden. Three floor-to-ceiling glazed doors provide direct access outside, while the generous proportions allow for both comfortable seating and a separate dining area.

The modern fitted kitchen is well appointed with a good range of wall and base-mounted cabinetry, incorporating a five-ring gas hob, oven, washing machine, fridge/freezer and dishwasher, all with individual isolator switches. A breakfast bar provides a lovely informal spot for morning coffee or chatting while preparing meals.

Beautiful reclaimed 22mm solid maple flooring runs through the hall, sitting room and bedrooms, adding warmth and character while reflecting the generous natural light. The flooring has an unusual provenance, having been recovered from a former Cadbury's chocolate factory.



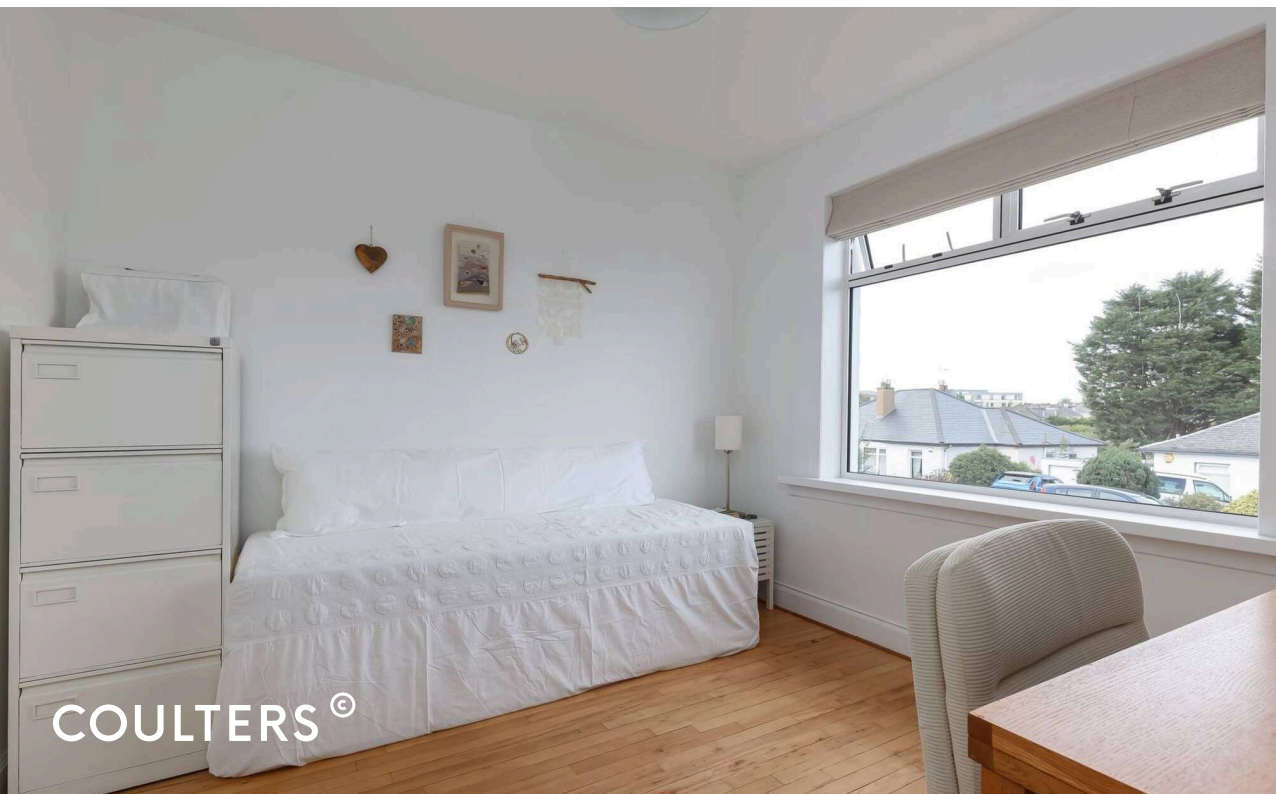


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Double bedroom one is positioned to the rear, enjoying views over the garden and featuring a charming period fireplace which adds character. Double bedroom two is situated to the front and benefits from a fitted shelving and desk area, creating a comfortable and practical work-from-home space. The white bathroom is fitted with a bath with shower attachment over, WC, wash hand basin and vertical radiator.

A particularly useful walk-in pantry/boot room is located off the hall providing ample additional storage and access to the large attic space above via a fixed Ramsay-style ladder.

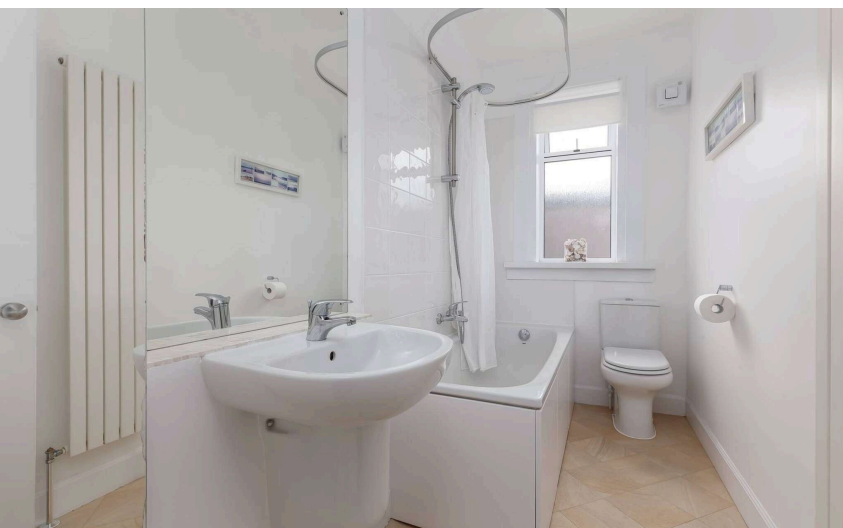
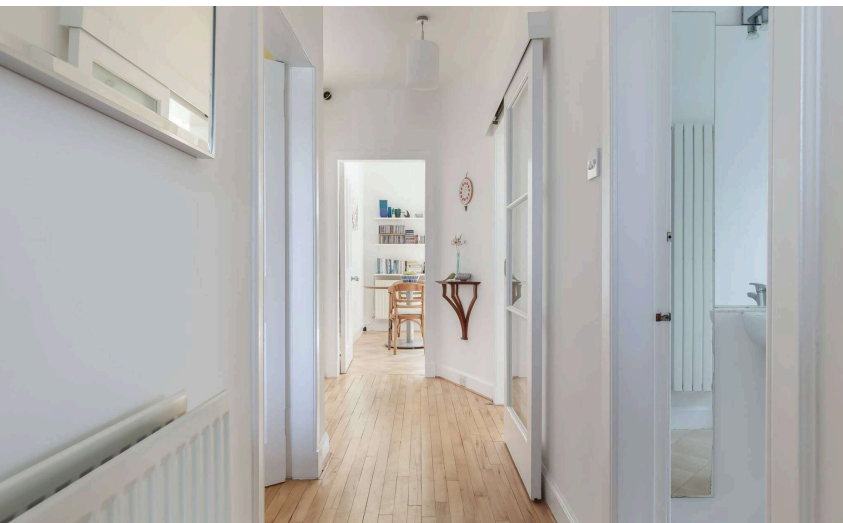
Externally, there is a well-tended front garden, in addition to a driveway with space for two cars and a garage. To the rear is one of the property's standout features: a beautiful, generously sized south-facing private garden, mainly laid to lawn and bordered by established planting, including apple trees, hedges and shrubs. Two separate patio areas provide excellent spaces for outdoor seating and entertaining, while views towards Arthur's Seat, Edinburgh Castle and Calton Hill can be enjoyed from the garden.



Rarely available in this form, this delightful bungalow offers an unusually generous garden, flexible accommodation and excellent parking, all within a much-loved residential setting in Craighleith.

For those who might wish to, there is also significant scope for expansion, subject to the relevant permissions being obtained.

Please note that the owners have no onwads chain.







THE LOCAL AREA

Craigleith is situated northwest of the city centre with excellent local amenities and only a short journey from Edinburgh's West End & cosmopolitan Stockbridge/Comely Bank.

Craigleith Retail Park is within close proximity offering a range of retail outlets including Sainsbury's, Marks and Spencer, Boots, Lidl and The Range. The cafés and boutiques of Stockbridge and Comely Bank, the Galleries of Modern Art and the West End are within walking distance of the property.

Also nearby are the green open spaces and enjoyable walks of Inverleith Park, the Royal Botanic Gardens, the Water of Leith Walkway and Edinburgh Waterfront, as well as Ravelston and Murrayfield golf clubs.

The area is also well located for highly-rated schools including Flora Stevenson Primary, Broughton High, Fettes College, Stewart's Melville, Mary Erskine's, St George's School for Girls 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.

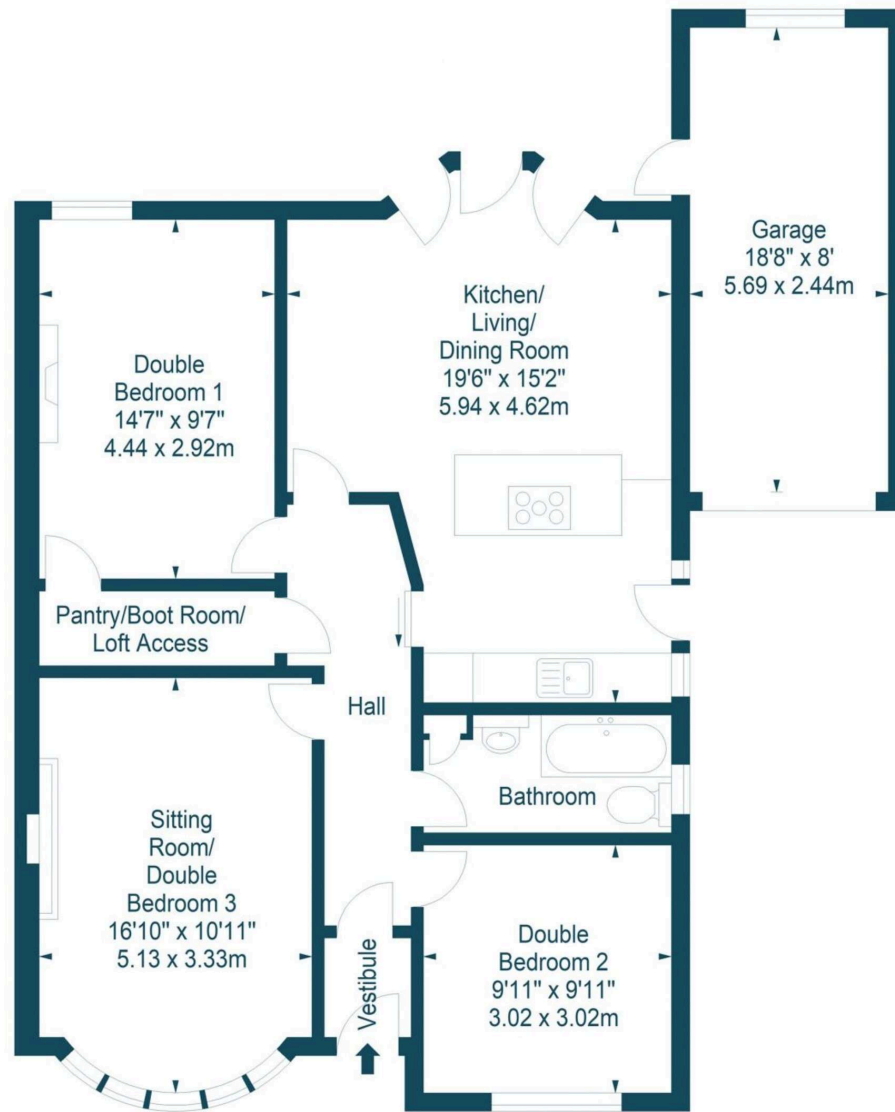
EXTRAS

All kitchen appliances, wardrobes, curtains and light fittings (excluding shades in living/dining room), are included in the sale price.

Craigleith Hill Avenue,
Edinburgh,
Craigleith, EH4 2JL



Approx. Gross Internal Area
890 Sq Ft - 82.68 Sq M
Garage
Approx. Gross Internal Area
150 Sq Ft - 13.94 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.