










Offers Over  
**£450,000**

## 7 Craigleith Hill Park

Craigleith | Edinburgh | EH4 2NR

Situated on a peaceful residential cul-de-sac in the popular district of Craigleith, this bright and well-proportioned link detached property would make a great home for any growing family. Offering flexible accommodation including an annexe with own entrance and shower room. Ideally located for excellent schooling options, easy access to the main road network and local amenities.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

A welcoming entrance vestibule opens into an inner hallway featuring a staircase. The reception room boasts dual aspects and adjoins a separate dining area, both adorned with laminate flooring. The kitchen is equipped with wall and base units, two larder cupboards, and offers access to the conservatory at the rear. Additionally, the ground floor comprises a separate annex with its own entrance, comprising a double bedroom, a small area for a fridge, and a modern shower room.

On the upper level, a bedroom at the rear provides an open aspect, ample space for a double bed, and storage options. Another double bedroom at the front includes storage and shelving. A third, smaller bedroom is well-suited as an office or child's room, featuring built-in storage. Completing this level is a fully tiled family bathroom with a white three-piece suite, vanity storage, and an electric shower over the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

The property benefits from off street parking with a monoblock driveway for two vehicles, further pay and display parking is available in the vicinity should this be required. To the rear is a beautifully maintained, enclosed and mature garden. Divided into different areas with decking, lawn and patio area this is a great space to relax and enjoy a tranquil setting. The garden is pleasantly adorned with raised flower beds, mature trees and hedges. To the front is a highly decorative garden space with mature greenery to add much desired kerb appeal to the property.

## Viewing

Sundays 1-3pm and for further availability please contact Neilsons on 0131 625 2222.





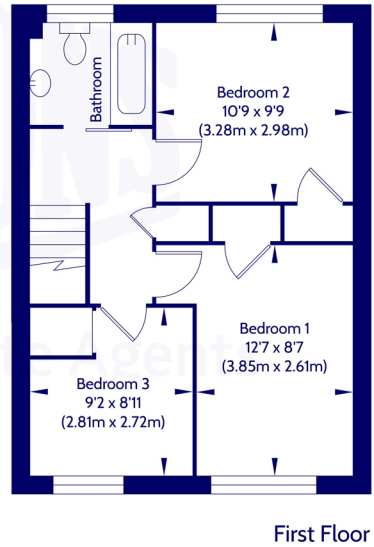
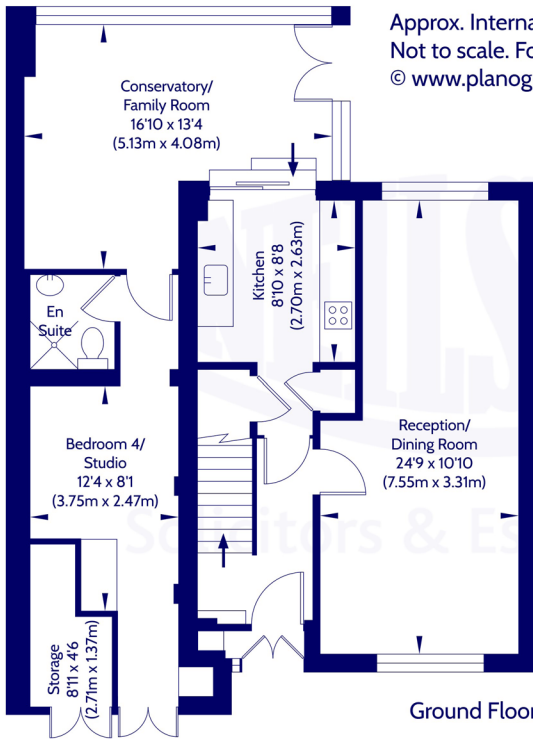


## Location

Craigeith is a highly regarded residential district of the city, conveniently located close to the West End and the City Centre and is in the catchment area for highly regarded schools from nursery to senior level. For shopping, Craigeith Retail Park is within walking distance, and includes many shops and stores including a Sainsburys supermarket and Marks & Spencer. In addition, there is a Waitrose supermarket at Comely Bank which is en-route to the many varied shops, pubs and restaurants of the fashionable Stockbridge area of town, easily accessible by foot or car. Also nearby are Inverleith Park, The Royal Botanic Gardens and The Western General Hospital. There are pleasant walks & cycle routes along the Water of Leith and Blackhall Path. For the commuter, the property is well placed for the main roads west and north out of the City, to the Airport, City Bypass and to the motorway network across central Scotland. In addition, excellent local bus services provide swift access to the city centre and surrounding areas.



Approx. Internal Area 116.78 Sq M / 1257 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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