



24 Craigleith Hill Avenue,  
Edinburgh, EH4 2JA



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Occupying a generous sized, well established plot is this deceptively spacious semi-detached house. With gas central heating and double glazed windows the property provides well-proportioned accommodation in the sought after Craigleith area of Edinburgh close to Stockbridge, Inverleith Park and the Western General Hospital.

The house has been extended to the side and the loft converted to provide a deceptively spacious family home.

The accommodation includes an entrance vestibule, hallway and a spacious lounge with bay window to the front and gas fire with surround. There is a family / dining room with large window to rear and gas fire with wood mantle. The kitchen is fitted with a wide range of wood base and wall units with cooker, dishwasher and fridge to remain. There is a useful utility room with freezer and washing machine and a door leads to the rear garden. There are two double bedrooms on the ground floor and a bathroom with three piece white suite and window to side. A wooden staircase leads to the upper landing where there is parquet flooring and a deep storage cupboard. There are two further bedrooms, both with storage and completing the accommodation is a shower room with two piece suite with separate shower and window to side.

Externally, to the front is a garden mainly laid to lawn and there is a driveway to the side providing off street parking. There is a large garden to the rear which is mainly laid to lawn with established trees, patio, pond and greenhouse.

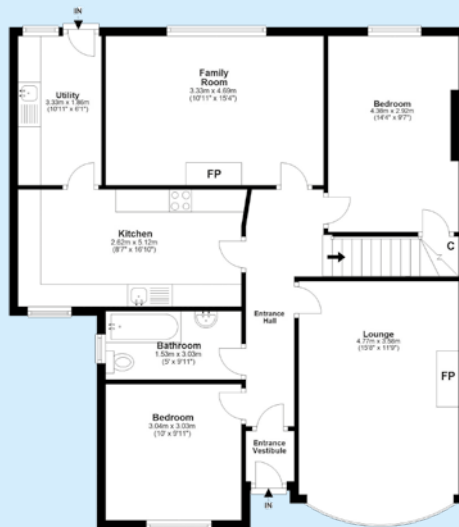
Early viewing of this lovely home is essential to fully appreciate the fantastic location and potential on offer.

## 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 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:	4.78m x 3.58m	(15'8" x 11'9")	Bedroom 2:	4.37m x 2.92m	(14'4" x 9'7")
Family Room:	4.67m x 3.33m	(15'4" x 10'11")	Bedroom 3:	3.05m x 3.02m	(10' x 9'11")
Kitchen:	5.13m x 2.62m	(16'10" x 8'7")	Bedroom 4:	2.92m x 2.5m	(9'7" x 8'2")
Utility Room:	3.33m x 1.85m	(10'11" x 6'1")	Bathroom:	3.02m x 1.52m	(9'11" x 5')
Bedroom 1:	4.3m x 3.58m	(14'1" x 11'9")	Shower Room:	2.2m x 1.55m	(7'3" x 5'1")

## 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

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