



Deans Properties

Deans Solicitors and Estate Agents LLP



**9 Telford Gardens
Craigleith, EH4 2PU**



MID-TERRACED HOUSE

- Sitting Room
- Kitchen/Dining Room
- Four Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Gas Central Heating
- EPC Rating – C



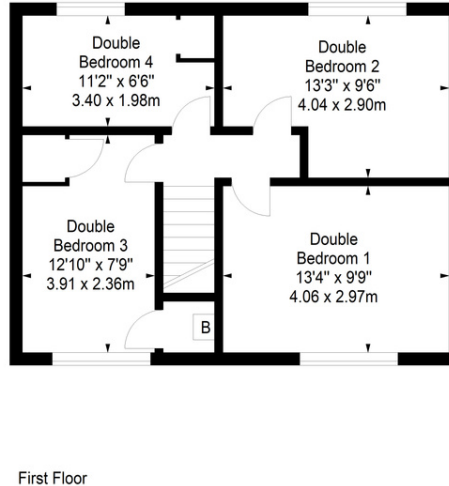
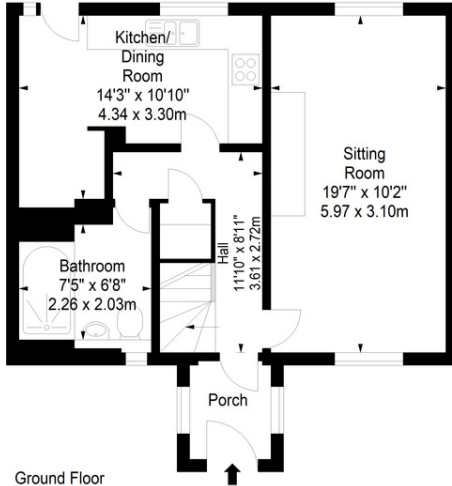
This tastefully presented mid-terraced house with lovely south-facing garden lies in a highly-sought after location in Craigleith, close to the Western General Hospital and Craigleith Retail Park which offers a range of high street shops, supermarkets, and a gym. The accommodation comprises; spacious, dual-aspect sitting room, stylish kitchen/dining room, four generous double bedrooms and contemporary bathroom with shower over bath. A fully enclosed, south-facing garden lies to the rear and there is a further private garden to the front with free on-street parking in the area. The property benefits from gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



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Approx. Gross Internal Area
1017 Sq Ft - 94.48 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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