



115 CRAIGLEITH HILL CRESCENT

Craigleith, Edinburgh, EH4 2JW



Welcome to a spacious two-bedroom semi-detached bungalow which is brought to market in excellent decorative order, enjoying stylish interiors that have been curated with a loving eye, also including private parking, a sunny garden, and a private office outbuilding.

GENERAL FEATURES

A beautiful and spacious semi-detached bungalow
Highly convenient location in sought-after Craigleith
Near the retail park and Western General Hospital
Attractive modern styling finished to high standards

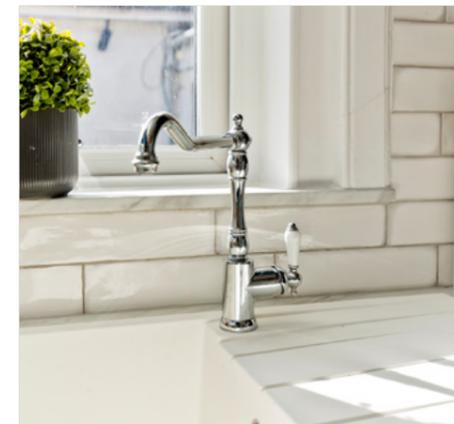
ACCOMMODATION FEATURES

Welcoming vestibule and hall with storage
Spacious living/dining room with a log-burning stove
Stylish Shaker-inspired breakfasting kitchen
Two double bedrooms (one with fitted wardrobes)
Striking modern bathroom with overhead shower
Gas central heating and double-glazed windows

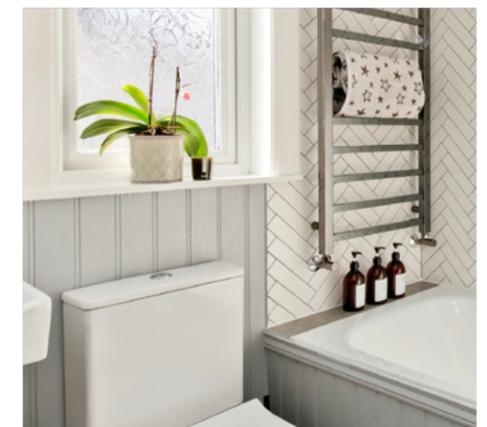
EXTERNAL FEATURES

Well-maintained front garden and private driveway
Fully-enclosed rear garden that is beautifully landscaped
Fully-functional office outbuilding with space for a gym

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CLANCYS
SOLICITORS & ESTATE AGENTS

115 CRAIGLEITH HILL
CRESCENT



PROPERTY NAME
115 Craigleith Hill Crescent

LOCATION
Craigleith, Edinburgh, EH4 2JW

APPROXIMATE TOTAL AREA:
70.1 sq. metres (754.6 sq. feet)

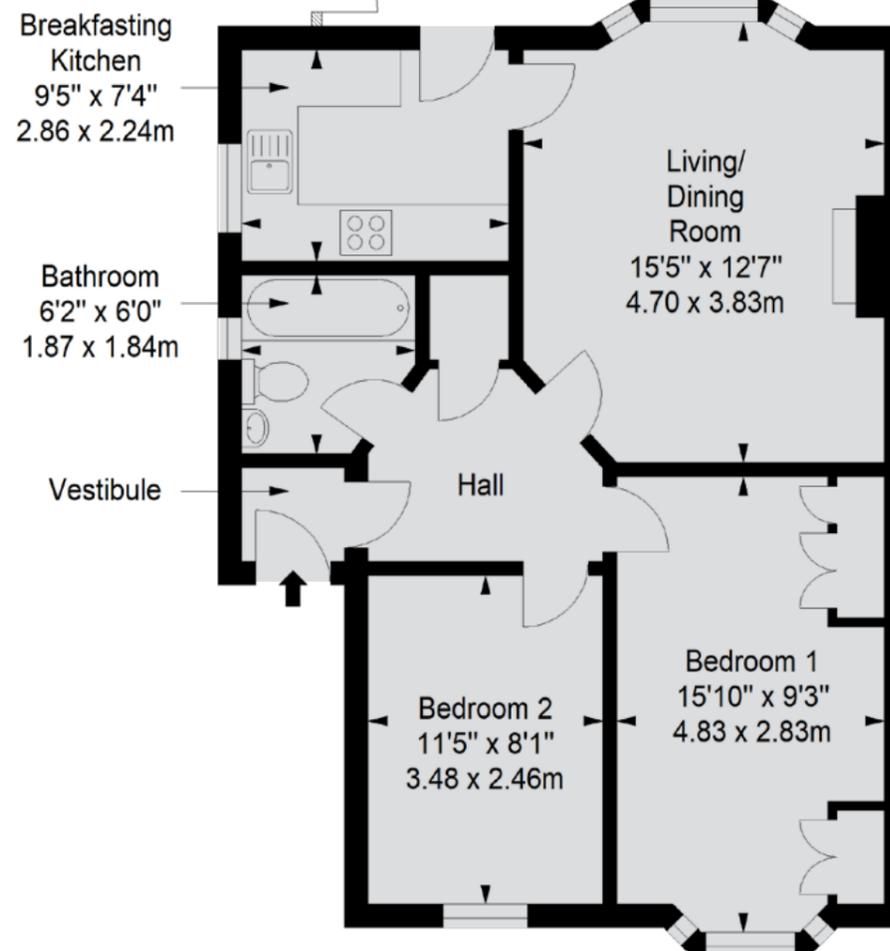
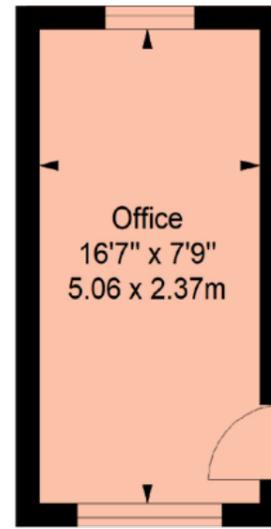
OFFICE



GROUND FLOOR



The floorplan is for illustrative purposes.
All sizes are approximate.



A BEAUTIFUL AND SPACIOUS

semi-detached bungalow

Positioned near the Western General Hospital and the local retail park, this two-bedroom semi-detached bungalow has a prime location in popular Craigleith. The home also offers bright and airy accommodation which is finished to high standards throughout, incorporating attractive modern styling with a keen eye for detail. In addition, it features a stylish breakfasting kitchen and three-piece bathroom, as well as private parking and a suntrap, family-friendly garden. This elegant residence is perfectly suited for professionals, small families, couples, and downsizers who seek a ready-made home in move-in condition.

The home begins with a welcoming vestibule that flows into a central hall, defined by attractive décor. It sets a lovely tone for the rest of the property and provides built-in storage to keep the entrance neat and tidy.





ATTRACTIVE MODERN STYLING

*finished to high
standards*



HOMELY AND FASHIONABLE

*exuding elegance
and warmth*



The spacious living/dining room is decorated in subtle neutral shades set against the warm glow of a rich wood-style floor. It is an elegant aesthetic that is homely and fashionable, exuding elegance and warmth. A bay window fills the space with natural light, whilst the addition of a log-burning stove further enhances its inviting and cosy ambience, making it the ideal setting for relaxing and socialising.





Shaker-inspired breakfasting kitchen



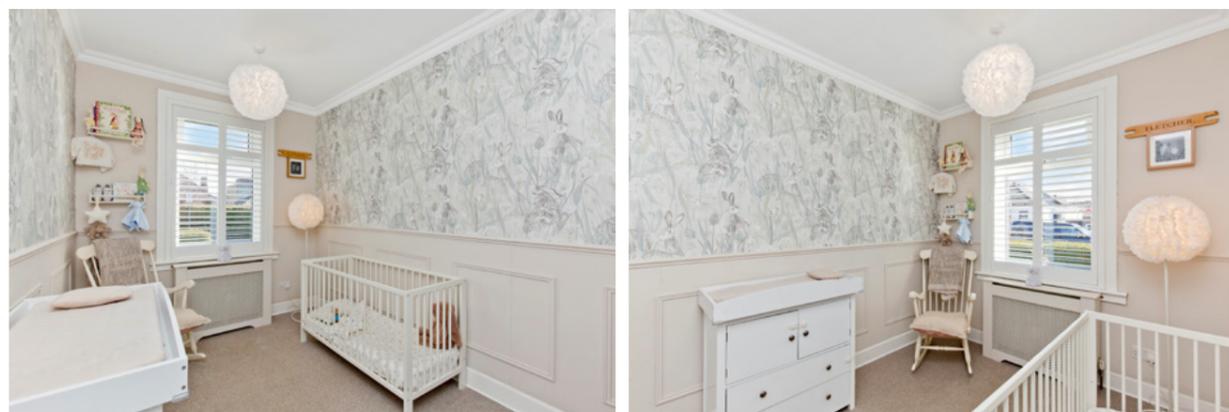
In keeping with the home's chic aesthetic, the breakfasting kitchen features a suave Shaker-inspired design, incorporating deep blue cabinetry alongside complementary stone-inspired worktops and on-trend splashback tiles. Designed for functionality, it also includes a fitted breakfast bar for quick meals and seamlessly integrated appliances for a smooth finish (oven, ceramic hob, concealed extractor, fridge/freezer, and washer/dryer). It is a stylish and practical space for everyday use.



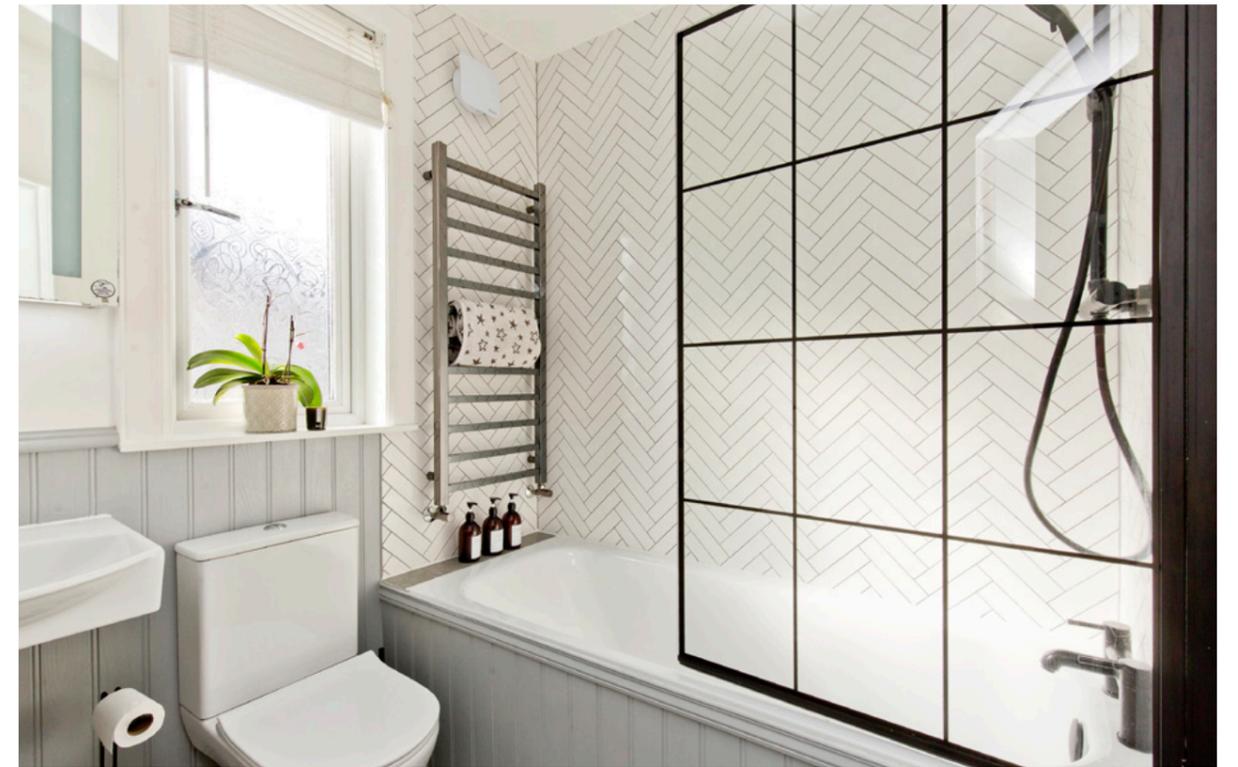
TWO DOUBLE BEDROOMS

that foster a calming ambience

Set side by side, the two airy double bedrooms are both tastefully decorated to balance comfort and style. Each room is enhanced by patterned wallpaper set alongside neutral detailing and classic wood panelling – attractive decoration that fosters a calming ambience. Plush carpets add the finishing touch. Meanwhile, the principal bedroom further boasts a bay window for a flood of light, as well as extensive over-the-bed wardrobe fixtures for optimal storage. The second bedroom brings additional versatility, and is currently arranged as a child's room.







A STRIKING MODERN BATHROOM

A striking modern bathroom is just off the hall conveniently by the entrance. It is characterized by quality tile work, sleek white decor, and tongue-and-groove panelling. It is equipped with a three-piece suite, comprised of a toilet, a floating washbasin, a towel radiator, and a bath with an overhead shower.

Ensuring year-round comfort and efficiency, the home has gas central heating and double-glazed windows throughout.

FULLY-FUNCTIONAL OFFICE OUTBUILDING *with space for a gym*

There is a fully-functional office outbuilding that provides a discreet and dedicated space for working from home, whilst also accommodating ample room for a gym or creative endeavours.





A BEAUTIFUL REAR GARDEN



that is beautifully landscaped

Outside, the property continues to impress with its carefully maintained front garden and private driveway, bringing further kerb appeal and convenience. To the rear, there is also a large fully-enclosed garden that is beautifully landscaped and tiered with a charming patio leading to a neat lawn and decked area – perfect for relaxing and dining in the sun.

In addition, there is a fully-functional office outbuilding that provides a discreet and dedicated space for working from home, whilst also accommodating ample room for a gym or creative endeavours.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Beautifully landscaped, fully-enclosed rear garden





CRAIGLEITH

'In close proximity to a host of beautiful open spaces

The leafy district of Craigleith lies northwest of Edinburgh, in close proximity to the city centre as well as a host of beautiful open spaces such as Ravelston Woods, Inverleith Park and Cramond's scenic seafront. The Royal Burgess Golfing Society offers a prestigious course for golf enthusiasts, whilst local indoor sports facilities can be found at Ainslie Park Leisure Centre, boasting a swimming pool, gym, fitness class studio and sports hall. Excellent local shopping amenities include those at Craigleith Retail Park, which hosts a Sainsbury's superstore alongside a range of high street retail outlets.

Neighbouring Comely Bank and Stockbridge are renowned for their eclectic array of independent shops, delis and boutiques, as well as charming cafés, pubs and eateries. Craigleith promises superb state schooling options and the area is also surrounded by some of the capital's finest private schools. In addition to excellent public transport services into the city centre, Craigleith is a popular choice for those commuting further afield with swift road links to Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway networks.





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DISCLAIMER

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