







37 CRAIGIE ROAD

Thorntons are delighted to welcome this handsome traditional three-bedroom semi-detached villa to the market which is presented in immaculate decorative order throughout, featuring charming period details twinned with contemporary and stylish presentation.

The favoured location allows ease of access to local shopping, transport links, schools, and the bustling city centre with its excellent range of cultural activities and leisure amenities. This attractive property is set back from the road with front garden and driveway which can accommodate multiple vehicles. Internally the property comprises; a useful vestibule leading in to the welcoming hallway which allows access to the bright and spacious lounge, the eye is drawn to the beautiful bay window fitted with plantation shutters to the front, the room is completed with traditional cornicing and centre rose. Moving through to the separate well proportioned dining room ideally suited for family dining and entertaining, features include a gorgeous log-burning stove and window to the rear taking in the views of the garden. Conveniently adjoining, the recently installed kitchen is fitted with modern slate grey, high gloss wall and base mounted units and complemented with tiled splashbacks. Housing an integrated fridge freezer, and space for free standing appliances. A door to the side leads to a patio area in the rear garden.

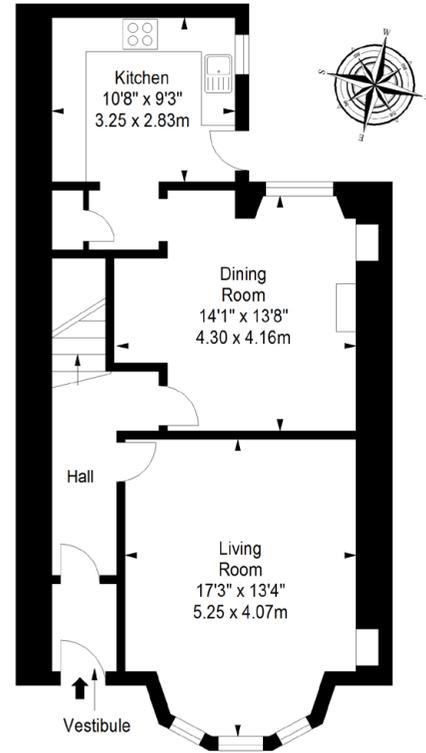
A carpeted staircase leads from the entrance hallway to the upper landing with three bright and airy bedrooms. The master bedroom benefits from generous built-in storage and front facing window, two further bedrooms have ample space for free standing storage with bedroom three having the versatility to be utilised as a bedroom/office space/playroom or dressing room.

Completing the accommodation on the upper level is the family bathroom fitted with a four - piece suite with shower enclosure, bath, W.C and wash hand basin with a convenient built in storage cupboard.

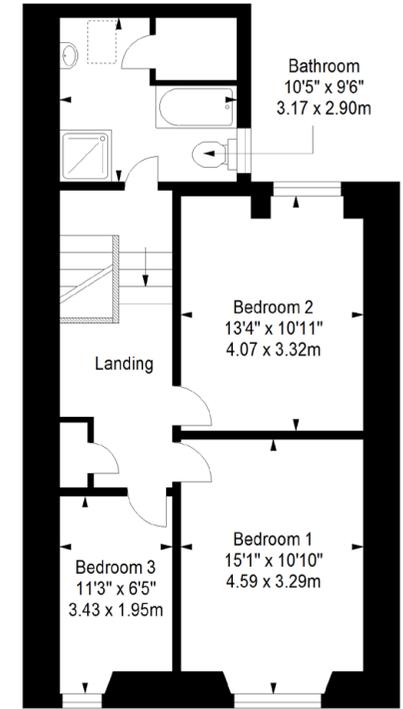




Ground Floor
Approx. 58.6 sq. metres (630.8 sq. feet)



First Floor
Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 114.7 sq. metres (1234.7 sq. feet)

Externally this fabulous home benefits from a recently landscaped multilevel, rear garden, featuring artificial grass for ease of maintenance. All framed by a timber fence allowing the garden to be completely private and enclosed, providing peace of mind for those with children and/or pets, a truly delightful outdoor space for family recreation and alfresco dining.

This is a fantastic home shown in move in condition – Early viewing is highly recommended to fully appreciate the accommodation on offer. EPC Rating - E.