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**7 GRIGOR AVENUE  
CRAIGLEITH  
EDINBURGH  
EH4 2PQ**

This traditional detached bungalow offers spacious accommodation within one of Edinburgh's most sought after residential districts.

Entrance vestibule, reception hall, sitting room, conservatory, kitchen, three double bedrooms, undeveloped attic and bathroom.

Gas central heating and double glazing.  
Gardens with driveway, carport and garage.



**GENERAL DESCRIPTION**

This traditional detached bungalow offers spacious accommodation within one of Edinburgh’s most sought after residential districts. The accommodation has an internal layout comprising – entrance vestibule with door to the reception hall which gives access to all rooms; sitting room with French doors leading to the conservatory which overlooks and provides access to the rear garden; kitchen displays modern units which incorporate some integrated appliances with window and door to the side; three double bedrooms and a modern white three piece bathroom are also situated off the reception hall; large versatile attic with excellent potential to develop. The property’s specification includes gas central heating and double glazed windows. Externally there are enclosed gardens displaying lawn, sundeck and various mature planted areas. A large driveway with carport leads to the property’s garage.

**SITUATION**

Craigleith is a highly respected and much sought after residential area of the city, lying just over one mile north west of the city centre. Whilst the city centre is readily accessible via regular public transport services, or indeed on foot, the surrounding area is one of exceptionally high amenity, particularly suited to family living. The very widest range of shopping facilities can be found virtually on the doorstep, within the Craigleith Retail Park. Marks & Spencer, Sainsbury, Boots, Argos and Homebase are just a few of the stores represented. Neighbouring Comely Bank and Stockbridge play host to a large branch of Waitrose, as well as an eclectic mix of small speciality shops, cafes, restaurants and bars. The local schools have an excellent academic reputation and there are a number of private schools in the immediate vicinity. Leisure options are plentiful with the wide open spaces of Inverleith Park and the Botanic Gardens close at hand and a short walk away to the Edinburgh Village Hotel with gym and swimming pool.





## ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM	14'10" x 12'4"	4.52m x 3.76m
CONSERVATORY	13'2" x 9'11"	4.02m x 3.04m
KITCHEN	10'6" x 8'3"	3.21m x 2.53m
BEDROOM 1	17'1" x 11'4"	5.21m x 3.46m
BEDROOM 2	12'4" x 12'0"	3.76m x 3.68m
BEDROOM 3	11'4" x 9'10"	3.47m x 3.01m
BATHROOM	6'3" x 5'10"	1.92m x 1.78m
GARAGE	19'5" x 9'5"	5.92m x 2.87m



## ENTRY

By Arrangement

## PRICE & VIEWING

For current asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or visit [www.espc.com](http://www.espc.com)

## ENERGY EFFICIENCY RATING: D

## PLANNING

There are plans drawn up in connection with an extension to the attic (subject to the necessary consents being applied for and granted). These can be viewed on request.

## NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



**7 Grigor Avenue**  
Schematic Diagram only - Not to scale



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