



RETTIE



SOLD!

18 CRAIGLEITH DRIVE | EDINBURGH



18 Craigleith Drive

Edinburgh

An outstanding, contemporary detached family home designed to optimise the use of space and light, providing flexible, spacious and high specification accommodation which is ideal for modern family life and entertaining. Enveloped in a sheltered wooded location, the property stands within attractive and low maintenance landscaped gardens with off-street parking and garage.

Accommodation

Ground Floor: Double height reception hall, hallway, master bedroom with en suite shower room, two double bedrooms, family bathroom and utility room

First Floor: Open plan living/dining and kitchen with balcony, guest bedroom/ snug and bathroom.

Outside Space:

Garden to the front, rear and side with decking and laid to lawn, wooden garden shed, double driveway and garage.

Situation

Craigleith Drive lies within the well-established and highly sought after residential area of Ravelston. Approximately 1.5 miles to the west of Edinburgh's centre, allowing easy access into the city yet also being conveniently located for the City Bypass, Edinburgh International Airport and central Scotland's motorway network. Mary Erskine and Stewarts Melville are within walking distance and St George's School is on the door step with Fettes College, the Edinburgh Academy and Cargilfield within easy reach. Other local schools are also close by such as Blackhall Primary and The Royal high School. For the sports enthusiast there are golf courses at Ravelston and Murrayfield, both within a few hundred yards, several sports clubs, an ice rink and easy access to walks along the Water of Leith and extensive local cycle paths, including easy access to one of Edinburgh's most popular Cycle Paths which links into the Cycle Path network and to Leith to the north or as far out as Balerno to the South. The renowned Murrayfield Rugby Stadium is close at hand. There are also pleasant walks in Ravelston Woods and Corstorphine Hill. Craigleith Retail Park, including Sainsbury's and Marks & Spencer is also close by.





Description

Approached by a smart mono-blocked double driveway this attractive house sits in a peaceful location at the end of Craigleith Drive. Architecturally designed using high quality finishings throughout, including: solid oak "Junkers" flooring in most rooms, double glazing throughout, mahogany trimmed full height windows on the front elevation, contemporary bathrooms and a CCTV alarm system.

Upon entering one is immediately struck by the light and height of the welcoming double height reception hall.

Solid oak stairs with glass balustrade ascend to the principal living area offering light and flexible space to include a large and spacious dining and living area offering far reaching views over Edinburgh as far as Arthur's seat, which can be arranged to suit any type of living. The "Craighead and Woolf" kitchen area has been designed very much with entertaining and practicality in mind. The large solid walnut central island creates a stylish and natural divide to this magnificent space. The kitchen is fitted with a range of Meile units complimented with a range of integrated appliances including; oven, microwave/combination oven, five ring gas burner, fridge and a freezer. French doors allow light to fill the kitchen space and also provides access to the sheltered west facing balcony which makes for a perfect barbeque area and overlooks the pretty garden below. Also forming part of the first floor is the generously proportioned guest bedroom, which could equally be used as a snug or home office. The recently refurbished family bathroom is accessed from the bedroom and also from the landing adjacent to the living area by way of Jack and Jill doors. There is also access to a partially floored attic space accessed by Ramsay Ladders.

Occupying the ground floor and lying off the large reception hall is the inner hallway from which the bedroom accommodation leads off. There are two double bedrooms both with large fitted wardrobes fitted with rails and shelving and the benefit of lighting; the larger of the two bedrooms also benefits from south facing French doors which lead out to a private decked patio. The stunning master bedroom occupies the whole rear of the house and has attractive French doors out to a west facing decked patio which in turn leads to the pretty garden beyond. The luxurious en-suite bath room with porcelain tiling, his and hers wash hand basins, WC, walk in drench shower and chrome heated towel rail completes this peaceful Master suite.

Completing the ground floor accommodation is the family bathroom with four piece suite including a drench shower over the bath, which has a connecting door to the practical utility room, with plumbing for a washing machine and space for a separate tumble drier. The back garden can also be accessed from the utility room.

Outside the house, to the front, side and rear are attractive and well maintained landscaped gardens, with well stocked mature beds and high quality synthetic grass with three sun decks from which to enjoy a morning coffee or al fresco dining. The double driveway to the front allows off street parking and leads to the single garage with power supply remote controlled up and over door.

Overall this house offers superb family accommodation over two floors providing flexible and light filled accommodation perfect for families or those who love to entertain.

General Remarks

Fixtures and Fittings:

All light fixtures and fittings and fitted carpets are included within the sale price.

Services:

Mains water, mains drainage, gas, electricity, and telephone (subject to BT regulations).

Postcode

EH4 3HQ

Outgoings:

Council Tax Band Category G

EPC:

Viewing:

By appointment through Rettie & Co, 1 India Street, Edinburgh EH3 6HA. Tel: 0131 220 4160.

Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

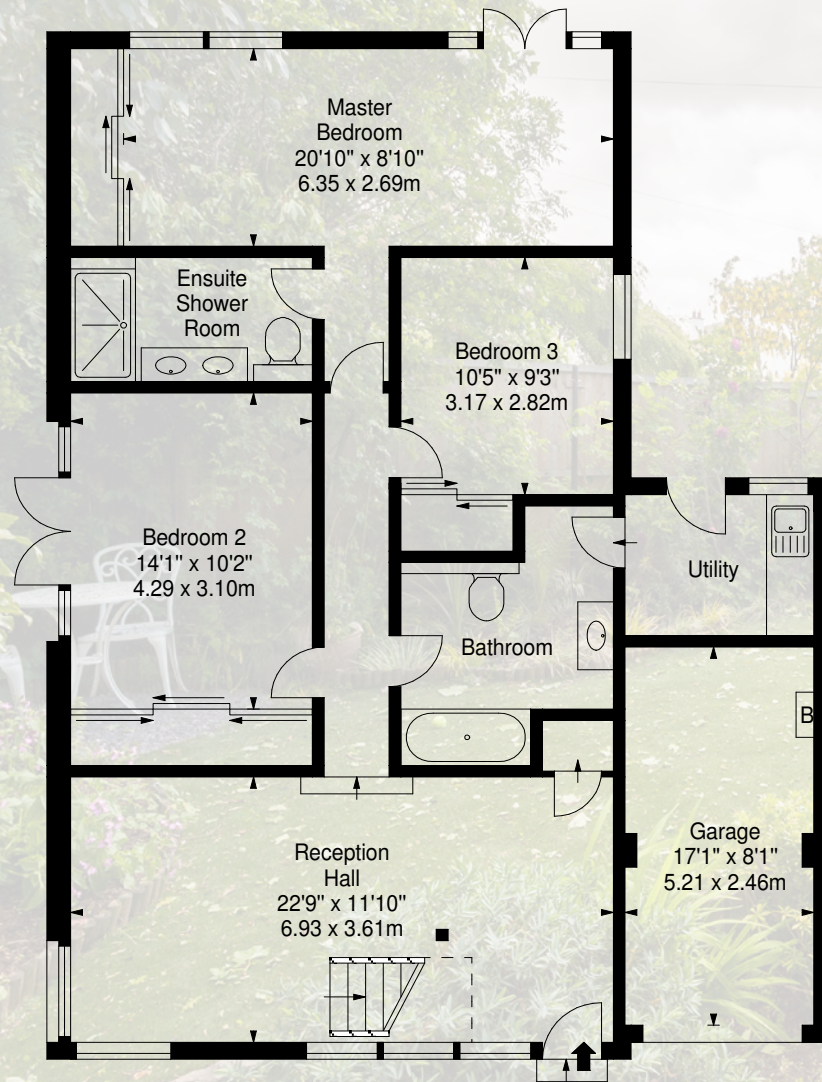
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars prepared June 2015 – First Issue

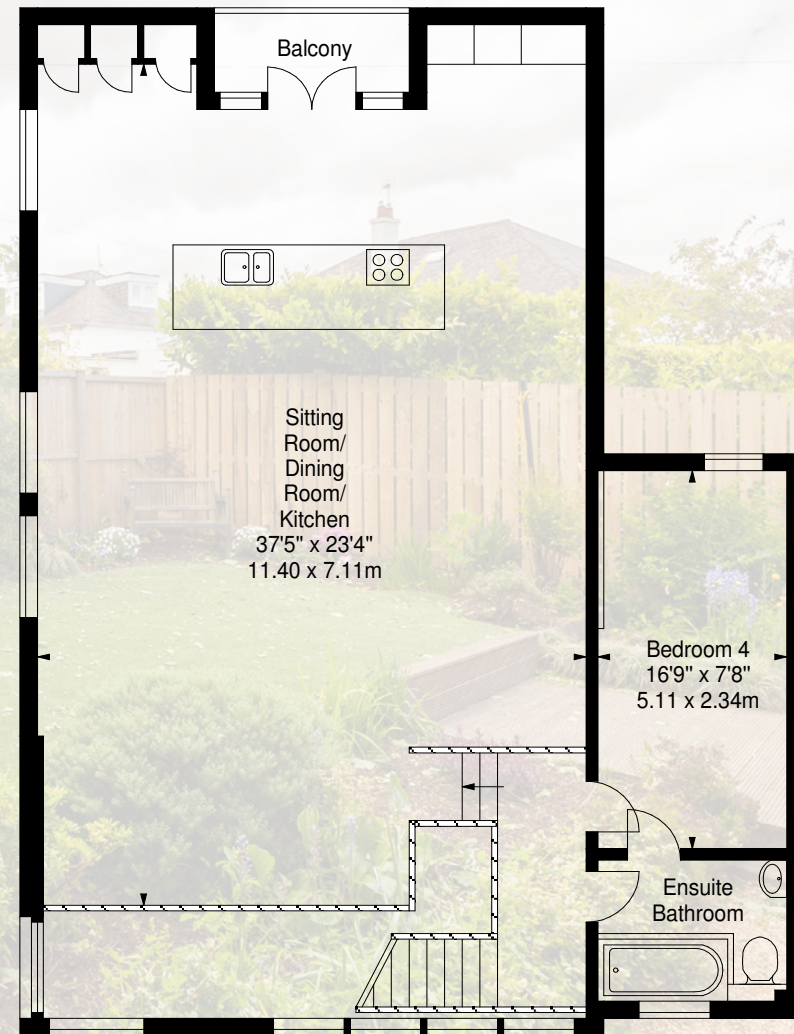


Craigeith Drive, EH4 3HQ

Approx. Gross Internal Area
2299 Sq Ft - 213.58 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor





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Melrose

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