







Thorntons 
The right way to move

32 Orchard Bank Craigleith

Edinburgh, EH4 2DT

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Summary

This three-bedroom traditional semi-detached bungalow benefits from a generous enclosed garden with a summer house, a private multi-vehicle driveway, and a detached single garage. Although it requires some updating, the property presents a fantastic opportunity to create a perfect family home in a sought-after residential area that provides easy access to the city centre and major road links connecting further afield. There is also excellent potential to extend into the loft space, subject to planning permissions.

Extras: The property is sold as seen.

Features

- Leafy city location
- Upgrading opportunities
- Traditional semi-detached bungalow
- Vestibule and entrance hall
- Sunny living/dining room with storage
- Bright kitchen with garden access
- Three spacious double bedrooms
- Modern shower room
- Attractive front garden
- Expansive enclosed rear garden with a summer house
- Private multi-car driveway and detached single garage
- Gas central heating and double-glazing



“A three-bedroom city home with excellent development potential, generous gardens, and plentiful private parking.”







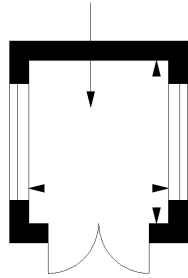
"Desirable Craigleith promises easy access into the centre of Edinburgh and to road links leading west out of the city."



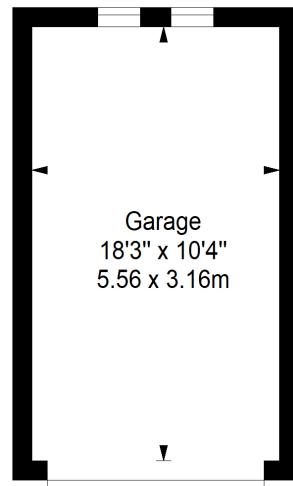
Floorplan

Summer House
Approx. 3.8 sq. metres (40.9 sq. feet)

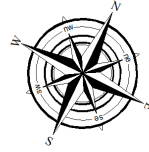
Summer House
6'11" x 5'10"
2.10 x 1.77m



Garage
Approx. 17.9 sq. metres (192.7 sq. feet)



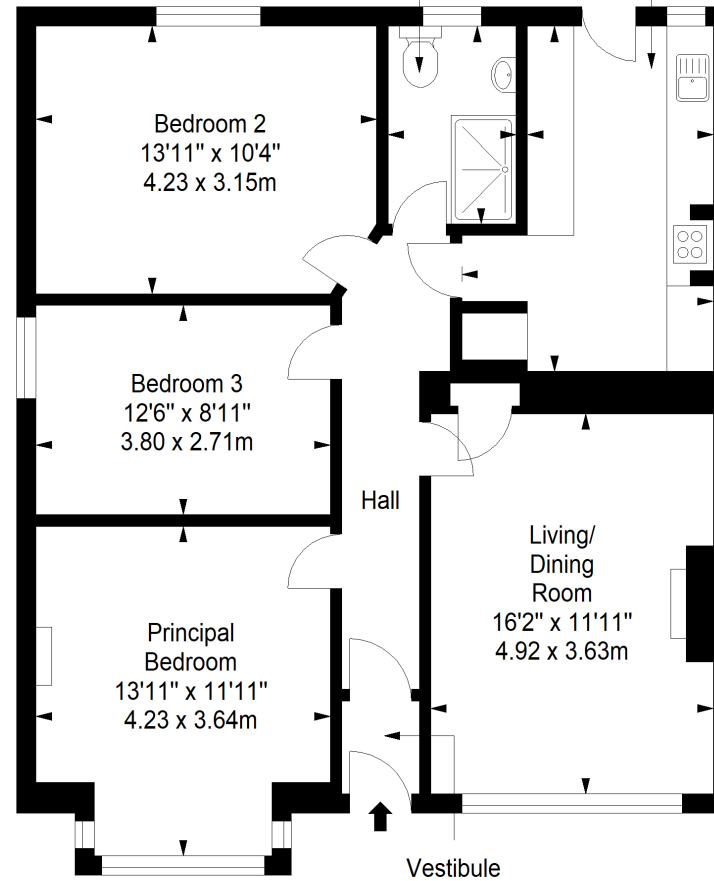
Garage
18'3" x 10'4"
5.56 x 3.16m



Ground Floor
Approx. 87.7 sq. metres (944.0 sq. feet)

Shower Room
8'4" x 5'5"
2.55 x 1.65m

Kitchen
14'6" x 10'6"
4.43 x 3.20m



Bedroom 2
13'11" x 10'4"
4.23 x 3.15m

Bedroom 3
12'6" x 8'11"
3.80 x 2.71m

Principal
Bedroom
13'11" x 11'11"
4.23 x 3.64m

Living/
Dining
Room
16'2" x 11'11"
4.92 x 3.63m

Hall

Vestibule

Total area: approx. 109.4 sq. metres (1177.6 sq. feet)



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