



31 ELLIOT ROAD

Craiglockhart, Edinburgh, EH14 1DZ



3

Public Room



5

Bedrooms



1

Bathrooms



31 ELLIOT ROAD

This traditional detached home is situated on an established, leafy street in Craiglockhart and offers spacious and flexible accommodation, including three reception rooms, a kitchen, five bedrooms, and a bathroom, plus a large, beautifully maintained garden, an attached garage, and a driveway. The home offers a blank canvas for the new owner to put their own stamp on, with potential for modernisation and upgrades.

An entrance vestibule welcomes you into the home and leads through to an airy hallway. On your left, you step into a living room, fronted by a box window and offering a flexible footprint for arrangements of lounge furniture, with a fireplace creating a homely focal point.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Traditional detached home in Craiglockhart
- Potential for modernisation and upgrades
- Entrance vestibule and airy hallway
- Living room with fireplace
- Spacious dining room
- Kitchen with adjoining sunroom
- Four well-proportioned double bedrooms
- Fifth bedroom/potential study
- Bathroom with shower-over-bath
- Large, beautifully maintained rear garden
- Attached single garage and private driveway







Across the hall, a dining room creates an idea space for sit-down family meals and entertaining with guests, with ample space for a large dining table and chairs, alongside additional furniture. The kitchen is situated to the rear of the property and is fitted with wall and base cabinets and spacious worktops, as well as being adjoined by a sunroom with garden access.





The home accommodates five well-proportioned bedrooms, with three on the ground floor and the remaining two on the first floor. Two of the ground-floor bedrooms are south-facing and overlook the rear garden, with the third providing potential to be utilised as a study if required. The principal bedroom on the first floor also enjoys a sunny south-facing aspect. Finally, a bathroom completes the accommodation on offer, comprising a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC.

Externally, the property is complemented by a large and beautifully maintained rear garden, boasting a favourable south-facing aspect. The garden features spacious, well-maintained lawns, a wealth of mature, leafy trees and shrubs, plant beds, and a shed for outdoor storage. An attached single garage and a driveway provide off-street parking.







Extras: Kitchen appliances comprising a cooker, fridge, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

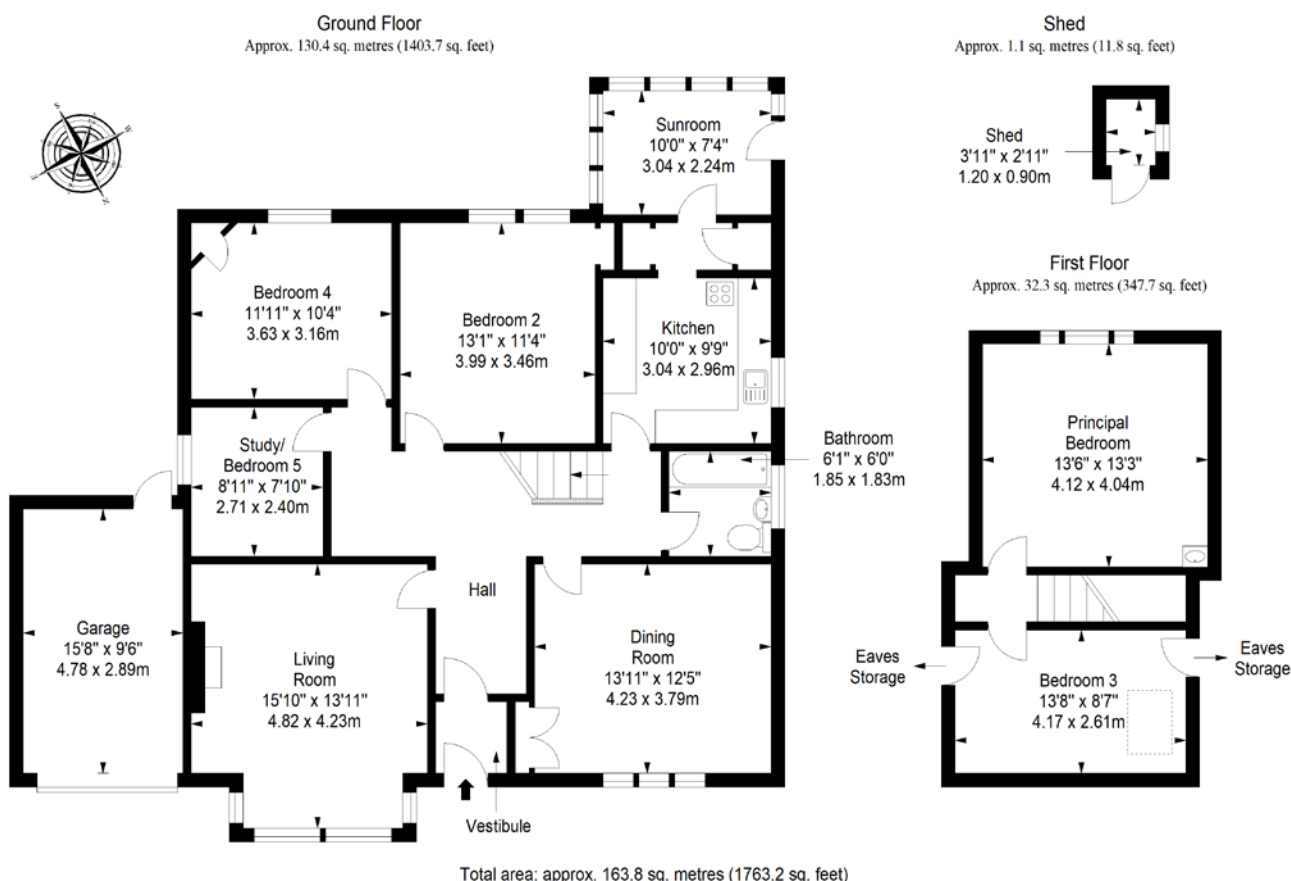




CRAIGLOCKHART, EDINBURGH

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars and bistros) are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purposes sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

FLOORPLAN



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