



26 ELLIOT ROAD

Craiglockhart, Edinburgh, EH14 1DU



3

Public Room



3

Bedrooms



2

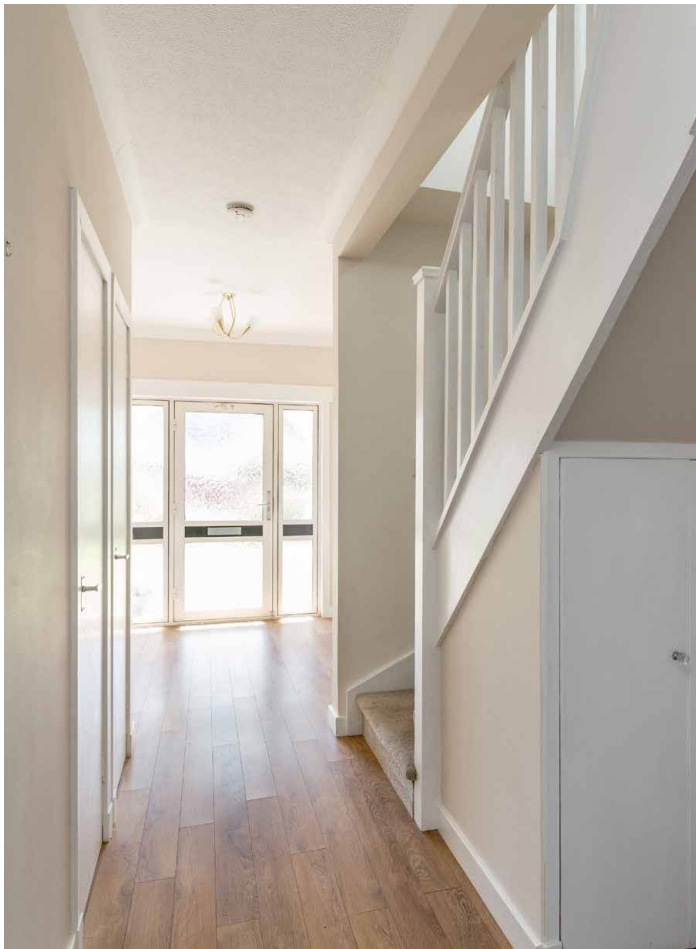
Bathroom

26 ELLIOT ROAD

Welcome to a three-bedroom (plus box room) detached chalet-style bungalow situated in Craiglockhart. This extended home offers spacious accommodation which is attractively presented in light neutral hues. It boasts three reception rooms, a large kitchen, and a separate bathroom and shower room. The property also has a southwest-facing aspect, as well as ample private parking and mature gardens.

Stepping inside, a hall with on-trend styling welcomes you in, providing a lovely introduction and a trio of storage cupboards. The living room is to the right, enjoying tasteful accent wallpaper set against a neutral backdrop and soft carpeting. It is an inviting look, heightened by the focal-point fireplace and southwest-facing bay window which ensures a light-filled environment. Perfect for daily use, it is a comfortable room for unwinding and socialising. Finished in neutral hues and with easy-to-maintain flooring, a dining room provides a second reception space for dedicated family meals. It has a good-size footprint and it opens out via sliding doors into the adjacent triple-aspect sunroom/family room – an ideal setup for entertaining family and friends. Meanwhile, the kitchen is well-appointed with cream-coloured cabinets and ample workspace. It has an open archway separating the utility area which also ensures plenty of room for a breakfast table for morning coffee. A selection of appliances are included. Also on the ground floor, there are two well-presented double bedrooms: the spacious principal bedroom which mirrors the style of the living area and the versatile third bedroom. The principal bedroom further benefits from a southwest-facing bay window and generous fitted wardrobes. The final double bedroom (bedroom two) is on the first floor, enjoying dual-aspect windows for an added airy ambience. Here, just off a landing with eaves storage, there is a flexible box room for creative use that has additional eaves storage as well. For convenience, there is a shower room on the ground floor and a bathroom on the first floor, both equipped with modern three-piece suites.

Externally, the home has lawned gardens to the front and rear, providing plenty of outdoor space to relax in the sun. In addition, private parking for two cars is provided via a gated driveway and a single garage.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Extended detached chalet-style bungalow
- Situated in Craiglockhart
- Bright, southwest-facing aspect
- Welcoming hall with built-in storage
- Living room with fireplace and bay window
- Good-size dining room
- Triple-aspect sunroom/family room
- Well-appointed kitchen
- Landing with access to eaves storage
- Three double bedrooms
- Box room with eaves storage
- 3pc shower room on the ground floor
- 3pc bathroom on the first floor
- Lawned gardens to the front and rear
- Gated driveway and single garage







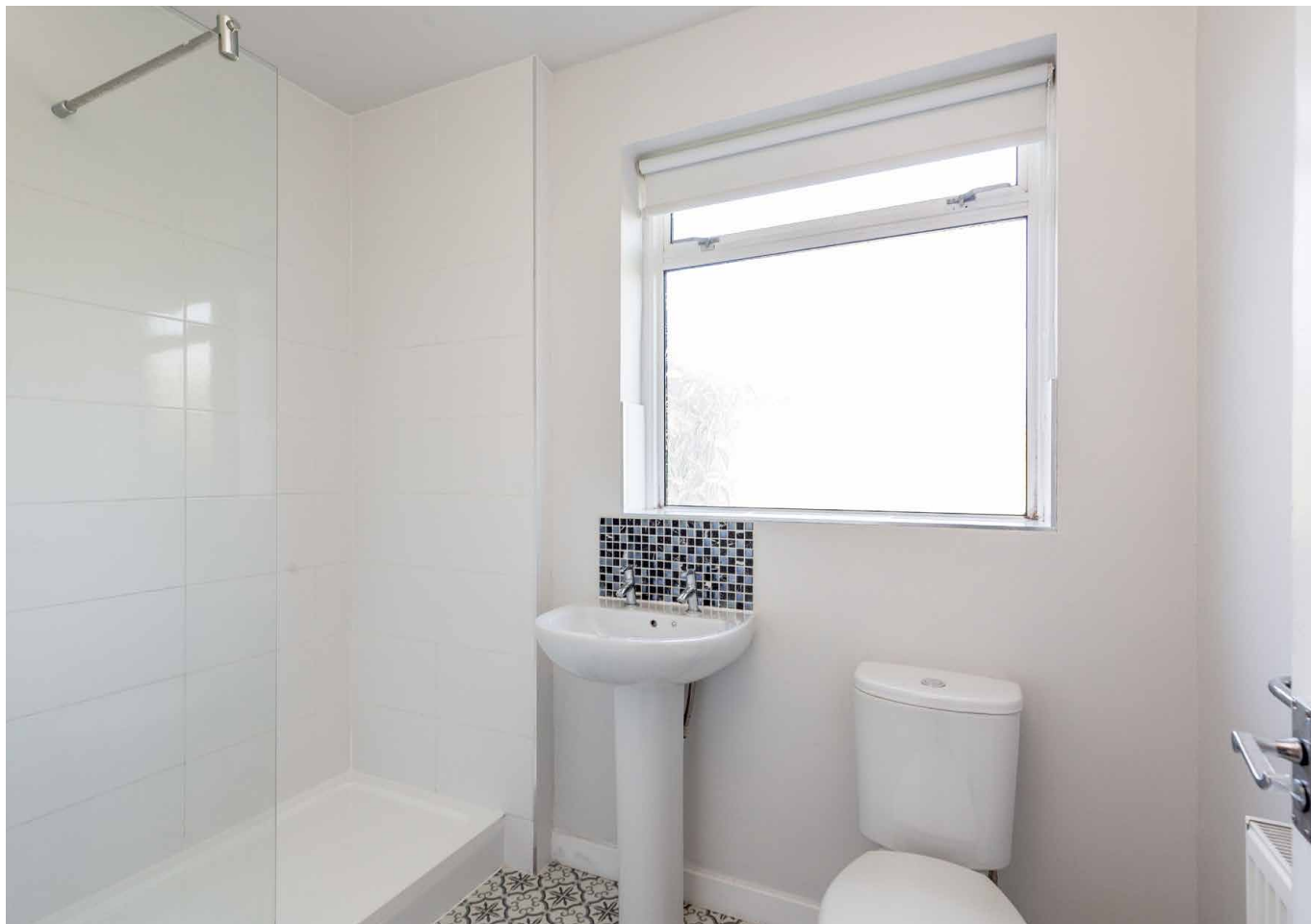
Extras: integrated oven and electric hob, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.











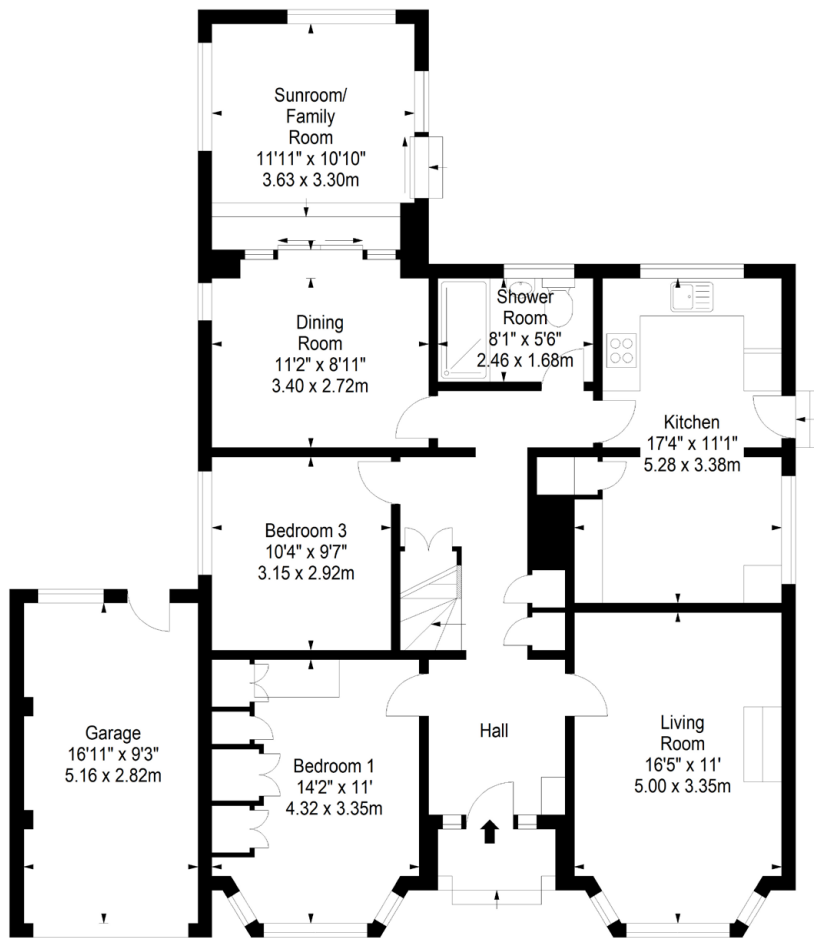




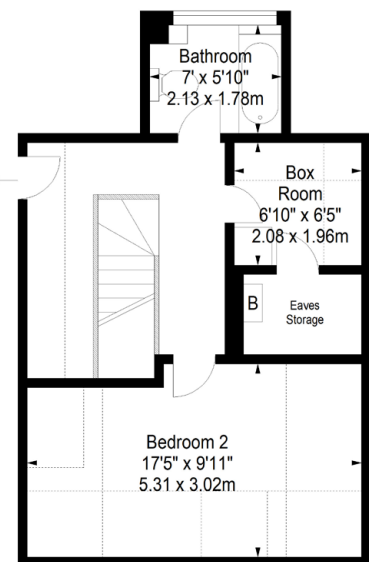
CRAIGLOCKHART, EDINBURGH

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



Ground Floor



First Floor

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