



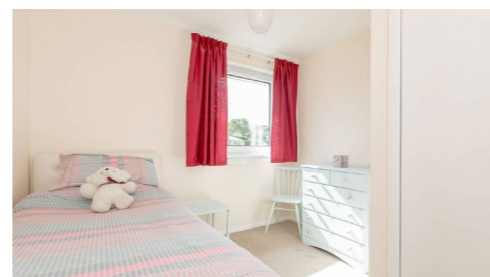
17 Colinton Grove West,
Craiglockhart, Edinburgh EH14 1DF

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception Hall.
- Attractive living room/dining room.
- French doors to the rear garden.
- Kitchen with appliances with hatch to dining room.
- Access to rear garden.
- Excellent storage cupboards in the kitchen.
- Upper landing with storage.
- Access to attic via Ramsey Ladder.
- Two good-sized double bedrooms with fitted storage.
- Single bedroom with storage.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Well-maintained gardens to front & rear.
- Driveway.
- Views over Union Canal & Corstorphine Hill at rear.
- Potential to extend (subject to usual planning consents).
- Unrestricted on-street parking.



GENERAL DESCRIPTION

Rarely available semi-detached villa situated within the sought-after Craiglockhart district, within walking distance of excellent local amenities and a short journey to the south-west end of the City Centre. The property requires some minor modernisation and redecoration but offers potential to be a great family home in a superb location. Boasting great views over the Union Canal to the rear.

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 7.9 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

The property is located in the prestigious Craiglockhart area of Edinburgh, which lies approximately two mile southwest of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets including a Tesco Express, Margiotta on Colinton Road, 24 hour Asda in Chesser and a Tesco Superstore available at nearby Colinton Mains. Further amenities can be found in Bruntsfield and Morningside which include hairdressers, shops, banks, coffee shops and postal services, both locations being easily accessible. Leisure and recreational facilities can be found within walking distance which include Meggetland and Craiglockhart Sports Centres, Merchant's of Edinburgh golf course and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level, both in public and private sectors, with Napier University on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE AND DRYER, AND FRIDGE/FREEZER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



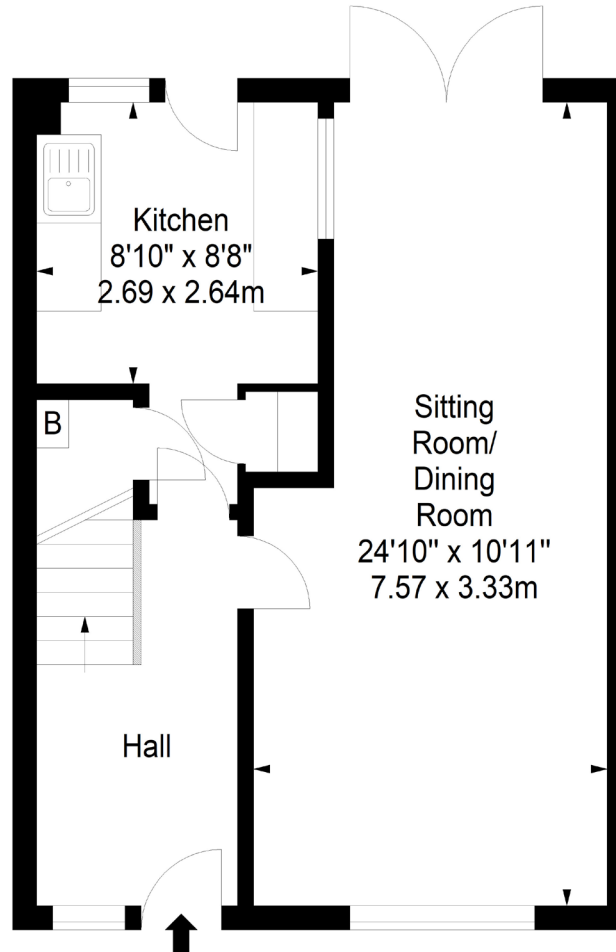
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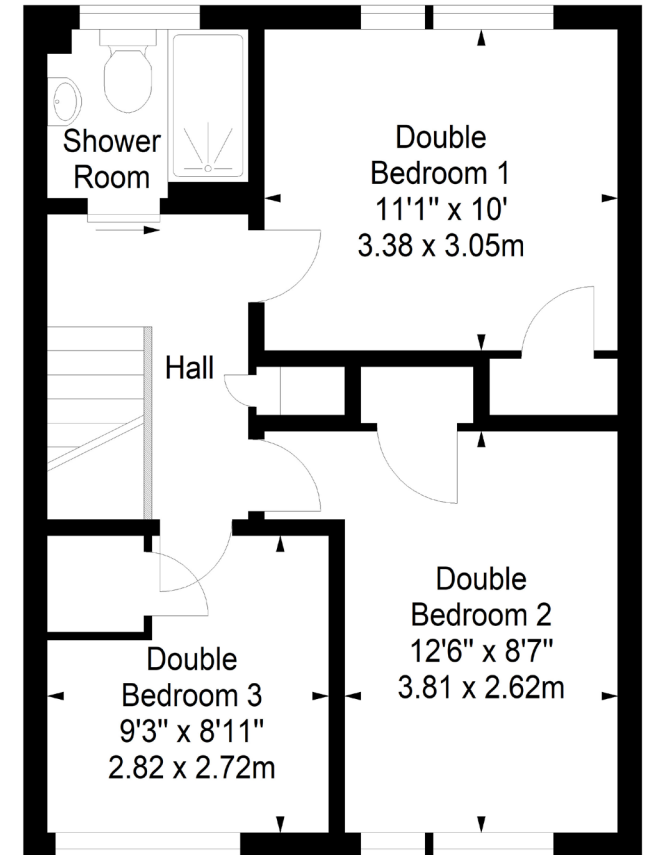
Approx. Gross Internal Area
888 Sq Ft - 82.50 Sq M
For identification only. Not to scale.
© SquareFoot 2024



ENERGY PERFORMANCE
CERTIFICATE RATING C



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.