

**12 CRAIGLOCKHART DRIVE SOUTH
CRAIGLOCKHART
EDINBURGH
EH14 1HZ**

**OFFERS OVER
£540,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**SUPERB
AND SPACIOUS
DETACHED BUNGALOW
WITH ATTRACTIVE AND
WELL STOCKED GARDENS
AND GARAGE LOCATED IN
A HIGHLY DESIRABLE
RESIDENTIAL
DISTRICT**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Bright and spacious detached bungalow situated in the popular residential area of Craiglockhart which lies approximately three miles south west of the city centre. There are a variety of shops close by at Happy Valley on Colinton Road and a Tesco supermarket is located in Colinton Mains.

The property is well situated for access to the city bypass and regular bus services run nearby giving easy access to the city centre and surrounding areas. For recreation purposes the Water of Leith Walkway, Union Canal Walkway, Craiglockhart Hill, Boroughmuir Rugby Club and Craiglockhart Sports Centre are all close by.

Internally the property is in excellent decorative order and benefits from gas central heating, double glazing and good storage facilities throughout. All fitted carpets, curtains and blinds are included in the sale together with the kitchen appliances. Other items may be available through separate negotiation.

The property has an attractive garden to the front and a fully enclosed and well stocked garden to the rear. A driveway provides off-street parking and leads to a single garage with up and over door, power and light.

Energy Efficiency Rating: **D**



PROPERTY DETAILS

- * Welcoming and spacious entrance Hall with carpeted staircase to upper floor. Under stair storage cupboard.
- * Bright and spacious Lounge with double doors to Conservatory. Feature fireplace with living flame gas fire. Shelved recess with storage cupboards below.
- * Bright Conservatory with outlook over rear garden. Built in bookcase with storage cupboards below. Door to garden.
- * Fully fitted Dining kitchen with matching wall and base units. Integrated gas hob, electric double oven and hood. Integrated dishrack and wine rack. Space for dining table and chairs. Window to front. Door to rear garden.
- * Dining Room / Double Bedroom with window to rear overlooking garden. Space for large dining table and chairs.
- * Master Bedroom with bay window to front. Display recess with mirror and storage cupboards below. Door to en-suite Shower Room with white two piece suite comprising inset wash hand basin and WC. Shower compartment with mixer shower. Open shelving.
- * Family Bathroom with three piece suite comprising bath with electric shower above and shower screen, wash hand basin and WC. Open shelving. Mirror. Frosted window to side.

Upper Floor

- * Hall providing access to all upper rooms. Walk in cupboard housing combi boiler.
- * Good sized Double Bedroom with Velux windows to side and front. Built in wardrobes and shelving. Access to extensive eaves storage space.
- * Third Bedroom / Home Office with twin Velux windows to rear. Built in bookcase. Access to extensive eaves storage space.
- * Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with electric shower.

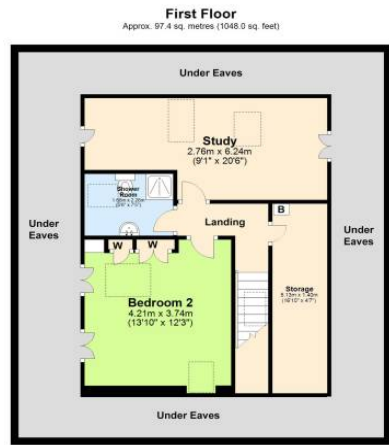


EXTERNAL

A driveway provides off street parking and leads to a single garage with up and over door, power and light. The front garden features a lawn bordered with a lovely array of established plants and shrubs.

The rear garden is fully enclosed and features decking, a patio with space for garden furniture, a good sized lawn and again a lovely array of established plants, shrubs and trees. The summerhouse is included in the sale.





P
h
o
t
o
g
r
a
p
h
s
&
F
l
o
o
r
p
l
a
n
b
y
M
i
k
e
D
o
l
e
y
P
h
o
t
o
g
r
a



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

