









Offers Over

£685,000

6 Glenlockhart Valley

Craiglockhart | Edinburgh | EH14 1DE

A rare opportunity has arisen to purchase this detached bungalow, quietly located at the end of a cul-de-sac in one of Craiglockhart's most desirable streets. In a peaceful woodland setting, the property offers spacious, well proportioned accommodation surrounded by extensive gardens to the front side and rear, making this an ideal family home in a sought after location, with viewing being highly recommended.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms plus WC
-  Front, side & rear gardens
-  Double garage and driveway
-  EPC rating – D
-  Council tax band – H



Description

You enter a welcoming entrance hallway which has three storage cupboards and a handy WC, and to your left is a bright and airy lounge which has a triple aspect, allowing plenty of natural light to flood the room. There is a wood burning stove for cosy evenings, and for warmer days a sliding patio door opens to allow the room to flow into the garden. Stairs lead to a mezzanine level which could lend itself to a variety of uses including a home office, study or hobby area. A door from the lounge (and another from the hall) leads into the generous dining kitchen which has a range of wall and base units with co-ordinated worktops and tiled splashbacks, space for a large table and chairs, and a sliding door to a raised decked area, making this the ideal space for cooking and entertaining with family and friends. Off the kitchen is a useful utility room which also gives access to the rear. There is a good size principal bedroom with built in wardrobes, and doors in the middle of these open to a fully tiled en-suite shower room with a white suite including a bidet, and a heated towel rail. There are three further double bedrooms all with built in storage areas, and all bedrooms benefit from full length windows to enhance the natural light. Completing the accommodation is a fully tiled family bathroom with a white suite, heated towel rail, and shower over the bath. In addition to this there is a large partially floored attic with light which can be accessed from the mezzanine level, and the property further benefits from gas central heating (new boiler and heating system completed in 2025) and double glazing.



Extras

Included in the sale will be the six ring gas hob and electric oven, washing machine, integrated fridge/freezer and dishwasher, two garden sheds, and treehouse.

Gardens and Parking

A real feature of this home is the extensive gardens which wrap around the property. To the front there is a patio area with a neat lawn bordered by hedges for privacy, which continues right round the side of the house to the rear where you will find a tree lined walled garden which backs onto Craiglockhart Hill. With various areas of decking and patio it offers the perfect place to dine and relax in the warmer months. There is a double garage with up and over door, power and light, and a long driveway provides off street parking for several cars.

Viewing

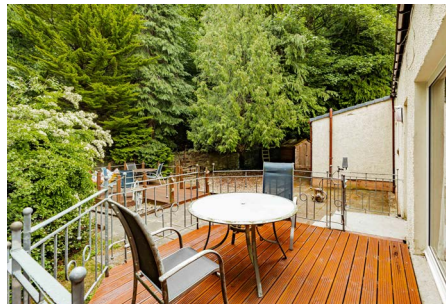
By appointment through Neilsons 0131 625 2222.





Location

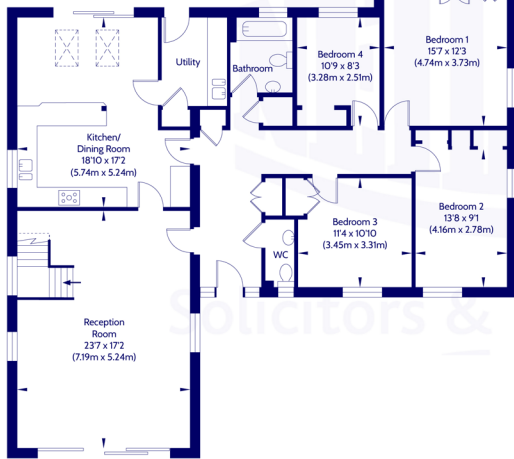
Glenlockhart Valley is a desirable and attractive cul de sac, located in the leafy and peaceful suburb of Craiglockhart, approximately 3 miles southwest of Edinburgh City Centre. This prestigious and much sought-after area offers the ideal location for families with a wide choice of schools available close by including George Watsons College, Merchiston Castle School and well-regarded state schools. Local shops and services are within walking distance to provide for day-to-day needs, with a wide choice of further shopping and supermarkets available within a short drive including an M&S Foodhall at Edinburgh West Retail Park and a 24-hr Asda. Recreational facilities in the area are abound with Colinton and Craiglockhart Dells, Craiglockhart Hill and viewpoint, walks to the Union Canal and a vast choice of sporting clubs and facilities all close at hand. Excellent local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass and central motorway network can be quickly reached.



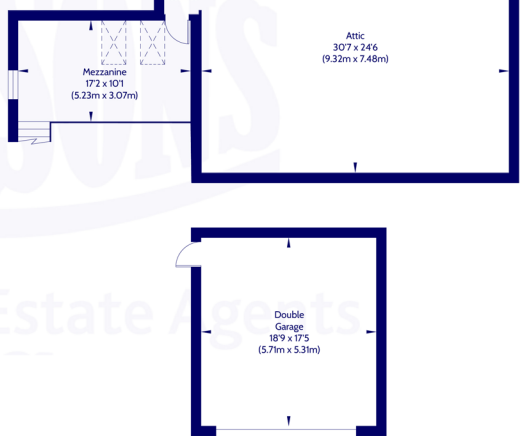


Approx. Gross Internal Floor Area 177.85 Sq M / 1914 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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