





## Beautifully presented

### Three-bedroom, B-Listed, main door property



This beautifully presented, three-bedroom and two public room, B-Listed, main door property has a fantastic location in the sought after Craiglockhart area of Edinburgh, close to excellent local amenities, schools, green spaces and transport links both into and out with the city. The property is arranged over the elevated ground floor and first floor, has been well maintained and thoughtfully decorated throughout and has stunning period features. There are stone steps leading to the main entrance, which opens into the hallway, with a lovely original tiled entrance, original wood floors, under stair storage and a W.C. The lounge sits to the front of the property, with a bay window, lovely cornicing, a wood burning stove, an Edinburgh Press, original floors and a wall of built-in book shelving. To the rear of the property there is an attractive kitchen, with a good range of fitted units, with unique handles, built -in shelving, appliances and a door leads out to the garden. There is also a dining room on this level, currently used as a study, with a leafy outlook, cornicing and a wood burning stove. On the upper floor there is a double bedroom, with an Edinburgh Press and fireplace; a further double bedroom, with an Edinburgh Press and a double-glazed window; a single bedroom, with lovely views to Corstorphine Hill, and a smart family bathroom, with a bath, overhead shower and vanity unit. The landing has a cupola, flooding the area with natural light, and there are two hatches for attic storage. The rear garden is particularly attractive and is a haven for wildlife, with stone steps leading from the property into the private garden at the rear, with a lovely range of mature shrubs, trees, a patio area for entertaining, an area of lawn, two pergolas, a second patio area and a shed. This is a beautiful period property and early viewing is recommended.

## Key Features

- B-Listed, main door property
- Hall, with storage
- Lounge, with wood burner
- Dining room, with wood burner
- Kitchen, with door to the garden
- W.C.
- Three bedrooms
- Bathroom
- Attic storage
- Period features
- Gas central heating
- Private, rear garden
- On-street parking





## Craiglockhart

The property is located in the prestigious Craiglockhart area of Edinburgh, which lies approximately two mile south west of the City Centre. The property is well positioned to take advantage of a good range of shopping outlets including a Tesco Express, Margiotta's, 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 floor coverings, some blinds, some light fittings, oven, hob, and shed are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

F

### Home Report Valuation

£650,000

### EPC Rating

D

### Tenure

Freehold









*"Beautifully presented, B Listed property, with stunning period features and private rear garden."*



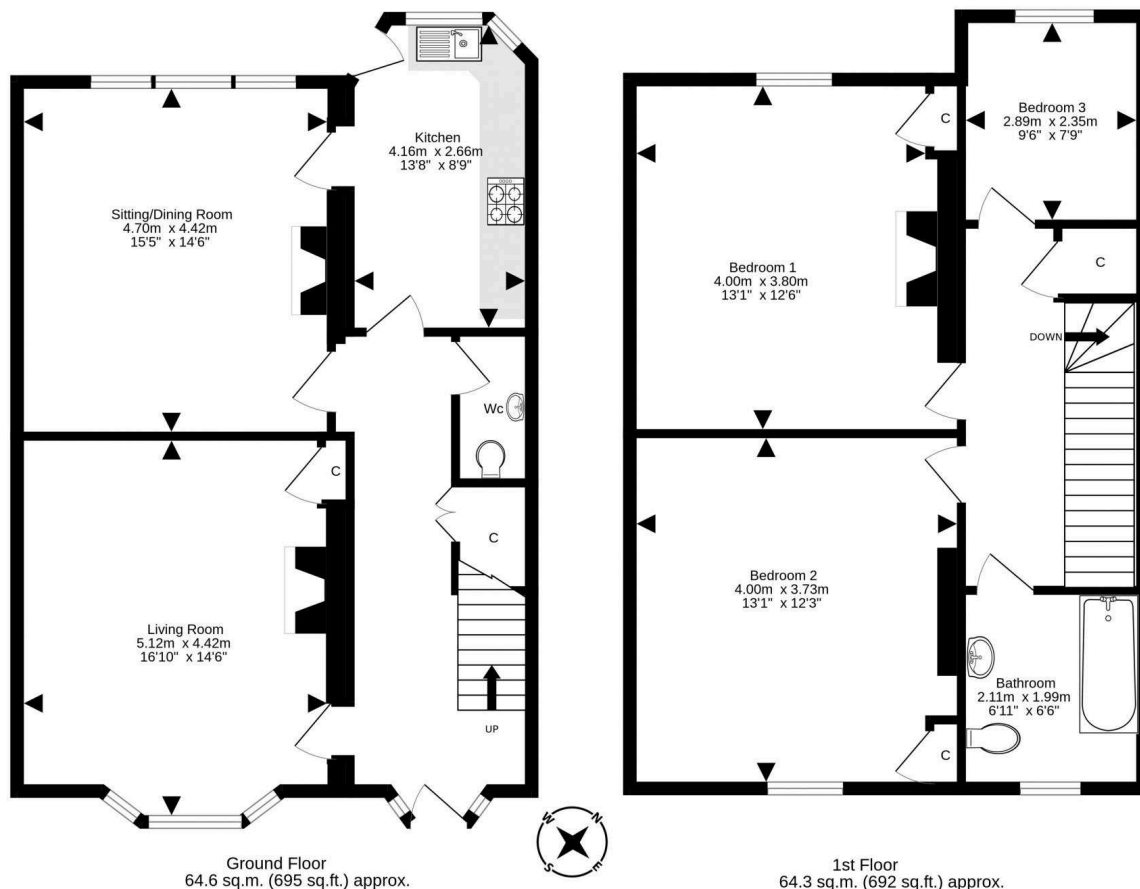












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