



2B Craiglockhart Park

Craiglockhart, Edinburgh, EH14 1ER



VMH ESTATE AGENTS



Superb 3/4 bedroom semi-detached house with garage, driveway & delightful private garden

- Sitting room
- Dining room/double bedroom 4
- Kitchen/breakfast room
- 3 double bedrooms - built-in wardrobes
- Family bathroom & shower room
- Desirable residential area
- Lovely open views
- Delightful gardens to the front & rear
- Garage & driveway
- Gas central heating & double glazing



Offers Over: £680,000

EPC Rating: C

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

2B Craiglockhart Park is a superb 3/4 bedroom semi-detached house located in the highly sought after residential area of Craiglockhart. The property benefits from a driveway and garage as well as delightful, beautifully maintained private gardens to the front and rear.

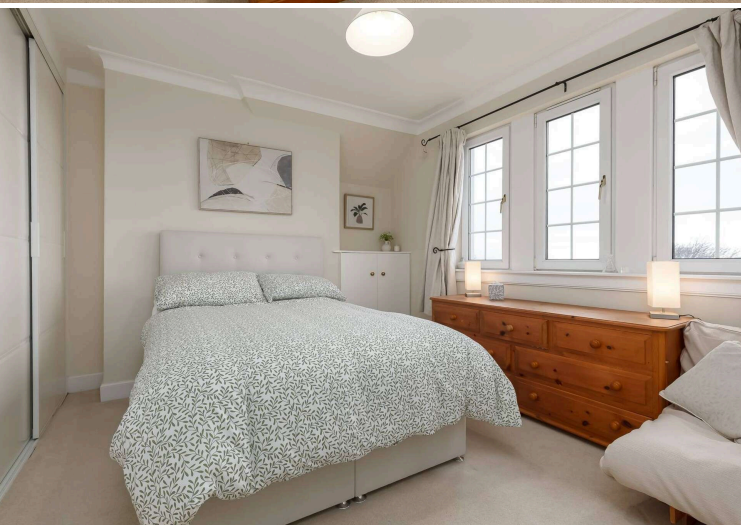
The generously proportioned and versatile accommodation is well laid out and offers bright, impressive family accommodation over two levels.

Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, double oven, ceiling extractor, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale price.



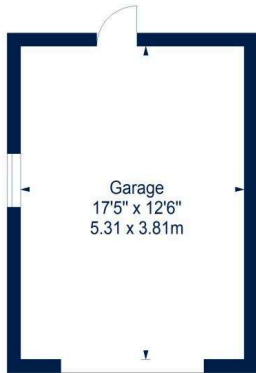




Location

Craiglockhart lies to the south-west of the city centre and offers excellent local amenities. It is within easy access of Napier University, Firhill High School and George Watson's College. Nearby Morningside and Bruntsfield contain a vast array of speciality shops, restaurants, bistros, a Waitrose and a Marks & Spencer. Excellent bus services connecting to the city centre are close to hand. The area enjoys abundant green space including Craiglockhart Dell, the Braid Hills and Blackford, while the Craiglockhart Sports Centre comprises a wide variety of fitness and sports facilities. The nearby Union Canal pathway gives a traffic-free cycle and walking route to the city centre. For more distant travel there is easy access to the city bypass, Edinburgh International Airport and motorway links to the rest of Scotland and the South.

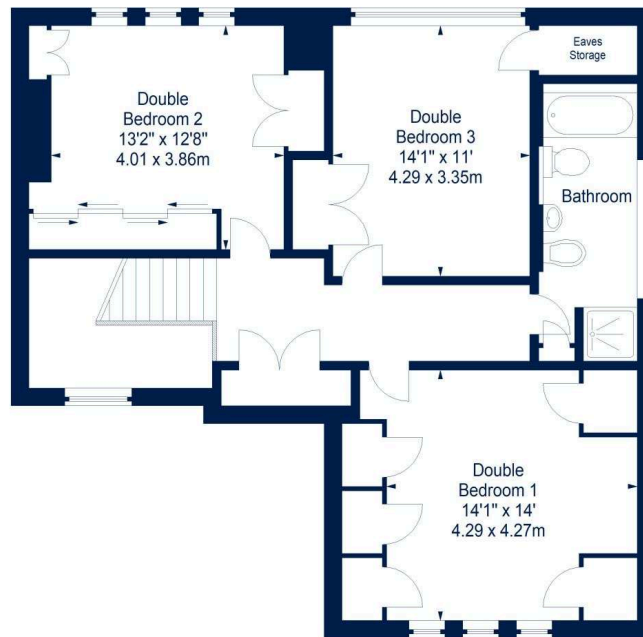
2B Craiglockhart Park, Edinburgh, Midlothian, EH14 1ER



Ground Floor



Ground Floor



First Floor

House - Approx. Gross Internal Area - 1874 Sq Ft - 174.09 Sq M
Garage - Approx. Gross Internal Area - 219 Sq Ft - 20.35 Sq M

For identification only. Not to scale. © SquareFoot 2026





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.