



40 Craiglockhart Road North
CRAIGLOCKHART | EDINBURGH | EH14 1BT


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Set on a quiet street in the heart of Craiglockhart is this spacious detached bungalow with private front and back gardens, long driveway and garage. Craiglockhart boasts excellent local amenities, quick transport links, sought after schools and vast open green spaces on its doorstep. The property, which would benefit from modernisation, could be extended (subject to relevant planning). The accommodation comprises welcoming vestibule leading to a wide hallway, bright bay windowed lounge, dining kitchen with access to the rear garden, bay windowed master bedroom with built in wardrobes, three additional well-proportioned double bedrooms (one with further built in wardrobes) and the home is completed by a large main shower room. Externally the enclosed rear garden is laid to lawn with paved section ideal for al fresco dining.

- Craiglockhart location
- Detached bungalow
- Private front and back gardens
- Driveway and garage
- Welcoming hallway
- Bright lounge
- Dining kitchen
- Four double bedrooms
- Shower room
- Gas central heating and double glazing

Extras: All blinds, curtains, light fittings and white goods.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre bordering Morningside. There is an excellent range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton. Further speciality shops can be found at Brunstfield and Morningside including a Waitrose and artisan coffee shops and restaurants. Leisure wise, the choice is first class with Craiglockhart Sports Centre, numerous golf courses and pleasant walks along the Union Canal Walkway and The Braids and Blackford hill parks which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level and an efficient public transport network operates to most parts of the town. Slateford Railway Station is also within easy reach





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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