



CSS

1 Ashley Drive  
CRAIGLOCKHART | EDINBURGH | EH11 1RP

  
**warners**  
solicitors & estate agents



## 1 Ashley Drive

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Nestled along the banks of the Union Canal within easy walking distance of first rate schools, excellent amenities and vast open green spaces is this spacious detached bungalow. Now in need of modernisation the property boasts private gardens and a driveway and has the potential to be an ideal family home in one of the city's premier postcodes.

The accommodation comprises a welcoming entrance hallway, bright bay windowed lounge, large dining room with further bay window, kitchen with garden access and large pantry cupboard, three well-proportioned double bedrooms and the home is completed by a bathroom with three piece suite. Externally the gardens are laid to lawn with mature trees and hedges with the garage adjacent.

- Detached bungalow in sought-after location
- Private gardens and garage
- Now in need of modernisation
- Sought after location
- Welcoming hallway
- Bright bay windowed lounge
- Dining room
- Kitchen with garden access
- Three double bedrooms
- Bathroom

Property will be sold as seen. EPC Rating G. Council Tax F.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre. There is an excellent range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisure wise, the choice is first class, for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses 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 and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.



