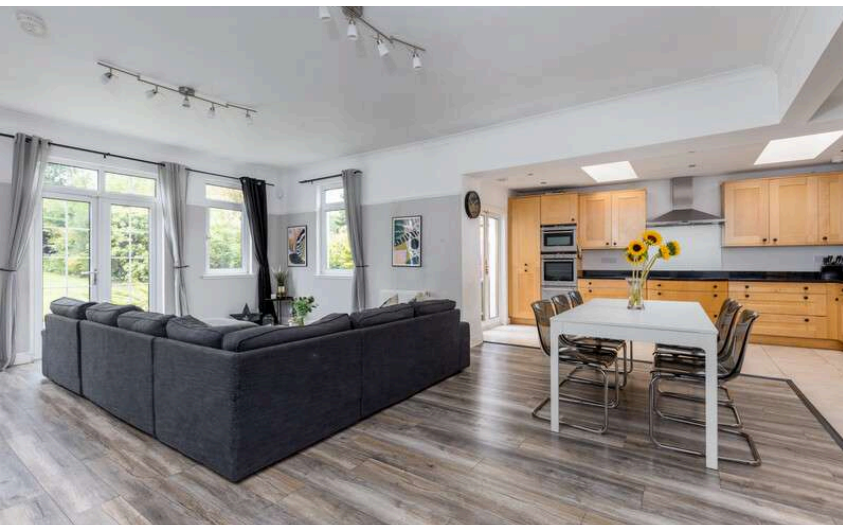


COULTERS[©]

7 CRAIGLOCKHART QUADRANT

CRAIGLOCKHART, EDINBURGH, EH14 1HD

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A superb five bedroom detached family home situated on a quiet street in the desirable residential district of Craiglockhart on the south side of Edinburgh.

Ground floor: reception hall, large open plan kitchen/dining/living room, adjoining family room with a storage cupboard. Sitting room/bedroom 5 with a wood burning stove, a large double bedroom, bathroom

First floor: double bedroom to the front with impressive views towards Fife and en suite bathroom, 2 further double bedrooms

KEY FEATURES



Substantial detached family home



5 bedrooms and 2 bathrooms



Lovely south-east facing garden with studio



Off-street parking and garage



Sought after residential area



Views towards Fife



Outside

The house is set back from the street in an elevated position with an attractive, low maintenance front garden, off-street parking and an adjoining garage. To the rear is a lovely south-east facing garden with a useful studio/home office tucked away in the bottom corner.



Location

Just two and a half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a residential suburb which enjoys a tranquil setting by the Union Canal and Water of Leith. Take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches. There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping needs are met at Edinburgh West Retail Park and there is an Asda Supercentre at Chesser. Popular Morningside with its many independent shops, restaurants and cafes, is just a 5 minute drive away.



Local schooling includes Oxgangs Primary School, St Augustine's RC High School and Firrhill High School. Private school options such as George Watson's College, and Merchiston Castle School are close by. There is a tram stop at Saughton, and the efficient bus and rail network that includes Slateford Train Station, takes you swiftly into Edinburgh City Centre.







Extras

All blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.



Craiglockhart Quadrant,
Edinburgh,
Midlothian, EH14 1HD



Approx. Gross Internal Area
2656 Sq Ft - 246.74 Sq M
(Including Garage)
Summer House
Approx. Gross Internal Area
124 Sq Ft - 11.52 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.