

COULTERS<sup>©</sup>

# 58A CRAIGLOCKHART GARDENS

CRAIGLOCKHART, EDINBURGH, EH14 1LY

 5 BED  2 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

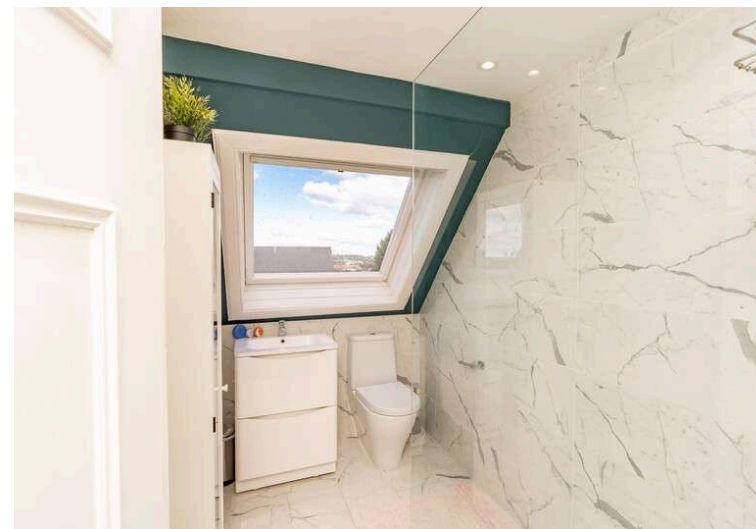
This beautiful double upper villa is located on a peaceful street in the highly desirable area of Craiglockhart which sits within easy reach of a variety of excellent transport links, highly regarded schools and wonderful local walks. In recent years, the current owners have carried out an extensive renovation of the property which has been completed to a very high specification and has included new kitchen, bathroom, flooring and doors and a complete replacement of the section of flat roof and the garage roof.

Benefitting from its own private entrance, this wonderful family home offers substantial accommodation in excellent condition throughout. On the first floor, there is an elegant south west facing sitting room which is linked to a versatile family room or formal dining room via French doors. Both rooms have fireplaces with the sitting room boasting a lovely open fire with tiled surround and the family room having an electric stove.

Overlooking the Union Canal, the fitted kitchen has been designed with quality integrated appliances including two NEFF ovens, induction hob and dishwasher, as well as attractive oak butchers block worktops. The first floor is also home to a spacious double bedroom, versatile study and a stunning bathroom suite with both bath and separate walk-in shower.

## KEY FEATURES

-  Double upper within attractive Victorian villa
-  Five bedrooms plus home office
-  Private garden with summer house
-  Single garage and driveway
-  Excellent public transport links and cycleways
-  Close to lovely local walks



On the upper level, there are three further double bedrooms all offering spectacular, varied views that include Edinburgh Castle, Craiglockhart Hill, The Union Canal and Arthur's Seat. Bedroom 2 has two particularly large storage cupboards and there are multiple other built-in storage cupboards positioned around the home. A stylish shower room in a matching style to the bathroom downstairs, completes the accommodation.

The property is fitted with gas central heating operated by a modern boiler and has a mix of single and double glazed windows.

The delightful private garden positioned to the rear of the property, is level and fully enclosed. It features a manicured lawn, paved seating area, mature borders and summer house. There is a single garage and unrestricted on street parking.





## THE LOCAL AREA

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 on the banks of The Water of Leith. Semi-rural in location, take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Get active and enjoy recreational activities at The Dalmahoy Golf and Country Club, Midlothian Snowsports Centre, and renowned golf courses, all nearby. Craiglockhart Leisure and Tennis Centre is just a ten minute walk away 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 and larger shopping needs are met at Sainsbury's Superstore Longstone and Edinburgh West Retail Park, both less than five minutes away by car. Heriot-Watt University, Napier University, and Edinburgh College are all close by. Local schooling includes Oxfords Primary School and Firrhill High School. Private school options such as George Watson's College, and Merchiston Castle School are a short drive. The City Bypass and the Scottish motorway network are within easy reach.

## EXTRAS

All blinds, curtains (excluding those in bedroom 1), light fittings (excluding the two in the porch and hall), fitted flooring, integrated appliances, washing machine and summer house are included in the sale price.





58A CRAIGLOCKHART GARDENS, EDINBURGH, EH14 1LY

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,969 SQ FT / 183 SQ M    GARAGE 153 SQ FT / 14 SQ M, SUMMER HOUSE 40 SQ FT / 4 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing    www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.