

COULTERS[©]

27 CRAIGLOCKHART PARK

CRAIGLOCKHART, EDINBURGH, EH14 1HB

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set on a peaceful residential street in the highly sought-after area of Craiglockhart, this attractive detached bungalow offers spacious and flexible accommodation, ideal for families and those seeking a quiet yet well-connected setting on the south side of Edinburgh. The property is surrounded by mature gardens along with private off-street parking.

A welcoming entrance hallway gives access to all ground floor rooms. The principal living room enjoys a charming bay window overlooking the front garden and features a feature fireplace with decorative mantelpiece, providing a pleasant focal point.

The kitchen is well-appointed with a range of wall and base units, ample worktop space, and integrated appliances including a gas hob and electric oven. A door provides direct access to the driveway.

Also on the ground floor are four versatile rooms, all of which could be comfortable bedrooms — including a spacious bay-windowed principal bedroom — along with a well-sized family bathroom.

KEY FEATURES



Detached bungalow.



Private gardens to front, side and rear.



Excellent schools nearby.



EPC Rating - D



Flexible layout with four double bedrooms.



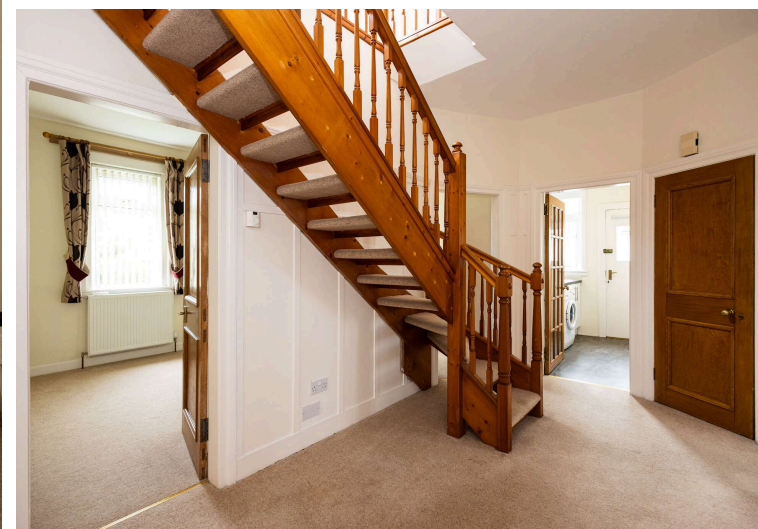
Driveway for multiple vehicles.



Close to lovely local walks.



Council Tax Band - G



A turned staircase with wooden balustrade leads to the converted attic level, which has been opened up to form a bright and expansive open-plan family room. This clever use of space offers excellent flexibility as a second living area or home office.

Gas central heating and quality double glazing is fitted throughout.

Externally, a gravel driveway provides off-street parking for multiple vehicles. The house is surrounded by well-maintained gardens, with lawns, a mature hedge offering privacy, and a useful outdoor store. Subject to the necessary consents, the plot offers great potential for an extension.





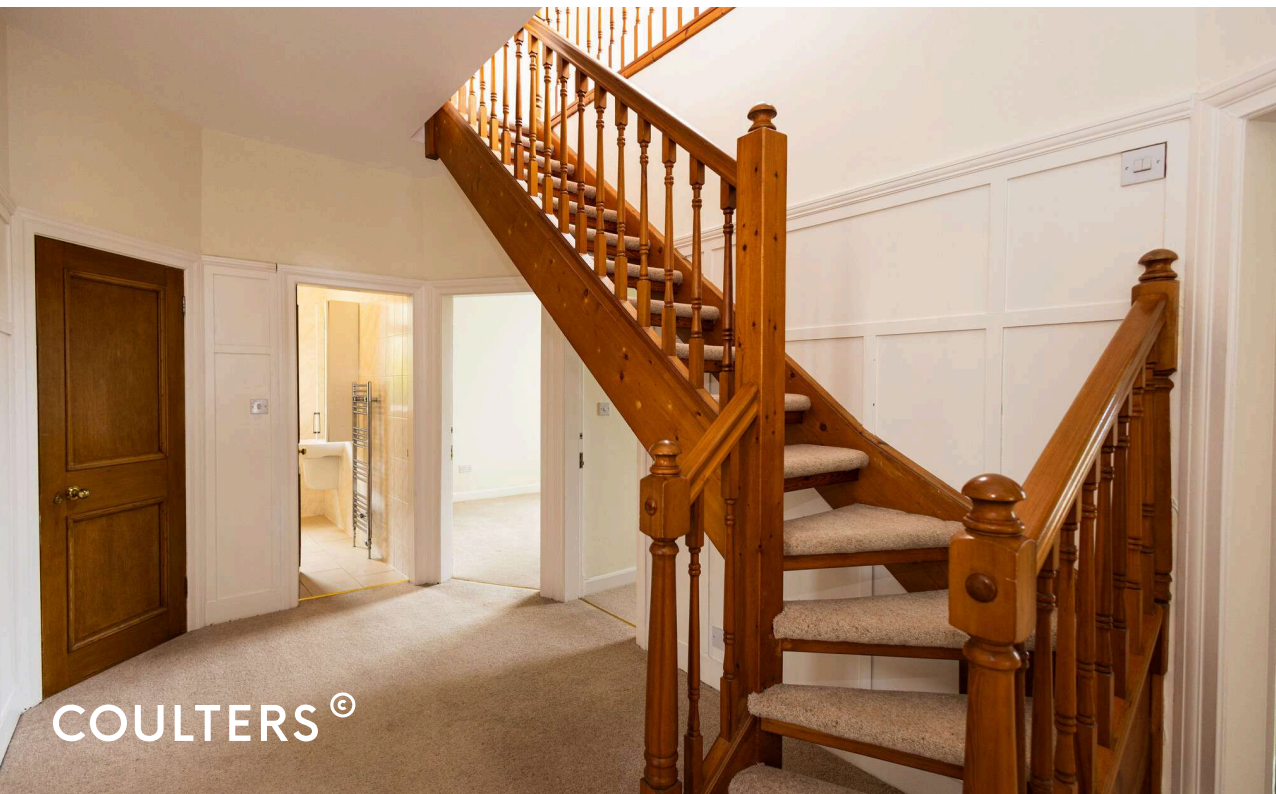
THE LOCAL AREA

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. Residents can 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 less than a twenty 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 Longstone Superstore and Edinburgh West Retail Park, both less than five minutes away by car.

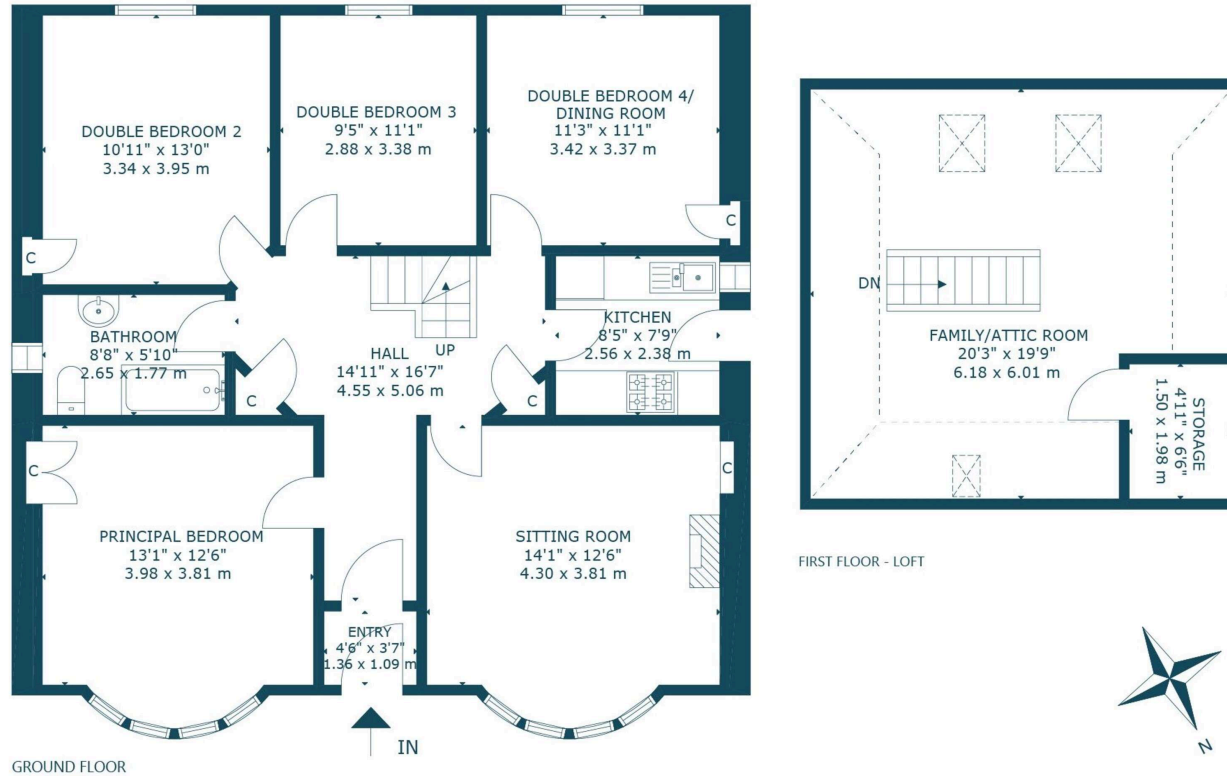
Napier University, Heriot-Watt University, and Edinburgh College are all close by. Local schooling includes Oxfords Primary School and Firrhill High School. Private school options such as George Watson's College, and Merchiston Castle School are a short drive. The City Bypass and the Scottish motorway network are within easy reach.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.







27 CRAIGLOCKHART PARK, CRAIGLOCKHART, EDINBURGH, EH14 1HB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA (INCLUDING ATTIC ROOM) 1,451 SQ FT / 135 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



0131 603 7333



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.