

COULTERS[©]

8 ELLIOT GARDENS

CRAIGLOCKHART, EDINBURGH, EH14 1EH

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Tucked within a peaceful cul-de-sac in sought-after Craiglockhart, 8 Elliot Gardens is a substantial and versatile five-bedroom detached house, offering flexible living, a private driveway, garage, and beautifully landscaped gardens.

The accommodation is arranged over two floors and includes a spacious sitting room with gas fire and sliding doors leading out to a raised deck. The kitchen, while traditional in style, is highly practical with excellent worktop space and an open-plan dining area overlooking the garden. A bright sun room to the rear provides further access outside. The ground floor is also home to a generous principal bedroom, a flexible dining room or fifth bedroom and a well-appointed family bathroom.

KEY FEATURES



Extended detached family home.



Beautifully kept private garden to front and rear.



Excellent schools nearby.



EPC Rating - D



Versatile layout with up to five bedrooms.



Private driveway and garage.



Close to lovely local walks.



Council Tax Band - G



Upstairs, three bedrooms provide excellent flexibility. The largest is a twin room with built-in wardrobes whilst the two rear-facing rooms benefit from open views and offer the potential to be reconfigured into a generous double by removing the wall between them (subject to any required consents). A fully tiled shower room with steam function, a separate WC, and extensive eaves storage complete the upper floor.

There are lovely private gardens to both the front and rear with the rear garden enjoying a raised deck, paved seating area, neat lawn, apple tree, greenhouse and garden shed. The single garage, with power and light, can be accessed from the garden and there is also a gravel driveway.

Gas central heating and quality double glazing are fitted throughout.





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 Oxbgangs 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.

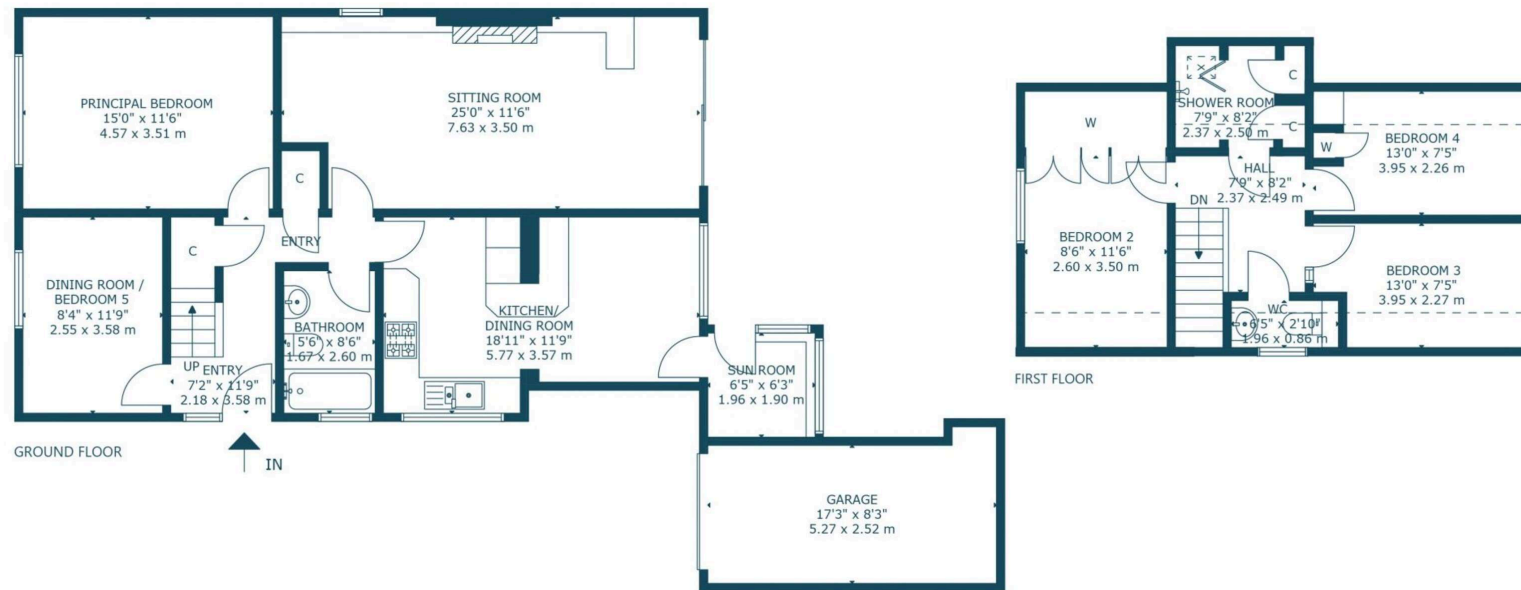


EXTRAS

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

HOME REPORT VALUATION: £485,000





8 ELLIOT GARDENS, CRAIGLOCKHART, EDINBURGH, EH14 1EH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,399 SQ FT / 130 SQ M
 GARAGE 140 SQ FT / 13 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.