

COULTERS[®]

26 COLINTON GROVE

CRAIGLOCKHART, EDINBURGH, EH14 1DB

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

26 Colinton Grove is a beautifully presented two-bedroom terraced home in the peaceful and desirable suburb of Craiglockhart. This stylish and meticulously maintained property is offered in true move-in condition, allowing you to enjoy every aspect of the home from day one.

Step inside and you are immediately drawn to the elegant sitting room, where a charming bay window fills the space with natural light and a feature fireplace creates a warm and inviting focal point.



KEY FEATURES



Stylishly presented terraced home.



Two spacious double bedrooms with built in storage.



Well maintained front and rear gardens.



Unrestricted on-street parking.



Craiglockhart Nature Reserve and Union Canal nearby.



Excellent schools in the local area.



EPC Rating - D



Council Tax Band - E



The sense of style continues into the spacious modern kitchen, which is designed as a bright, open-plan space combining cooking, dining, and living areas. A convenient back door from the kitchen leads directly to the rear garden, creating a seamless connection between indoor and outdoor living - perfect for entertaining, family meals, or simply enjoying a peaceful moment outdoors.

Upstairs, the home also boasts two generous double bedrooms, each thoughtfully designed with built-in storage and a calm, restful atmosphere. A fully tiled bathroom with overhead shower and chrome heated towel rail completed the accommodation. Both the front and rear gardens are beautifully maintained, offering private outdoor spaces for relaxation, gardening, or socialising.





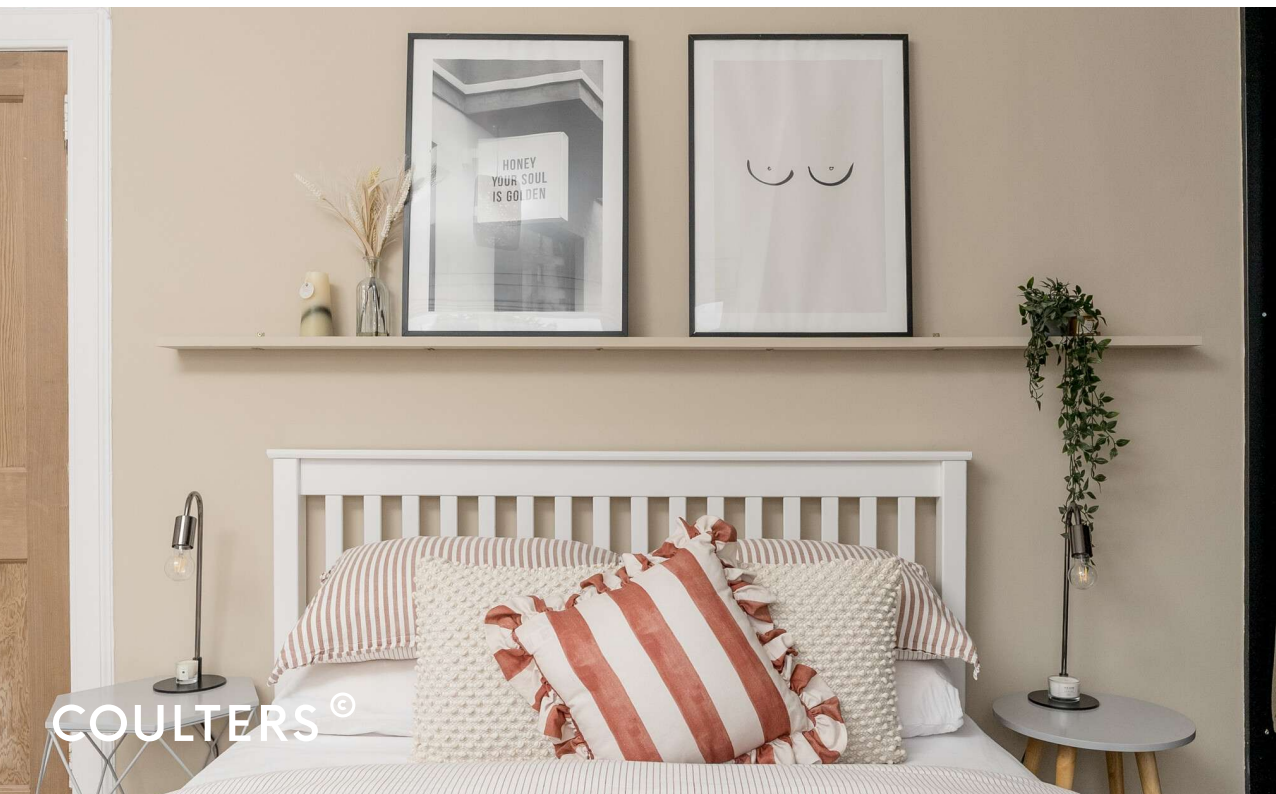
THE LOCAL AREA

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 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 Craiglockhart Primary School and Tynecastle High School. Private school options such as George Watson's College, and Merchiston Castle School are close by. The City Bypass and the Scottish Motorway network are minutes away connecting you to Edinburgh International Airport and The Queensferry Crossing. 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 integrated appliances, fitted flooring, light fittings, curtains and blinds are included in the sale price.

HOME REPORT VALUATION: £410,000







26 COLINTON GROVE, EDINBURGH, EH14 1DB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 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.