



2 Otterburn Park, Craiglockhart, Edinburgh, EH14 1JX

Generously proportioned seven-bedroom detached villa with substantial garden grounds, driveway, and double garage

URQUHARTS
EDINBURGH



DESCRIPTION

2 Otterburn park is a well-presented and generously proportioned seven-bedroom detached villa with substantial garden grounds, driveway, and double garage. Forming part of an exclusive cul-de-sac development in the desirable Craiglockhart area, the property is superbly situated with excellent local amenities, schools, and public transport links to the city centre and further afield.

Entrance porch and welcoming hallway; bright living room with gas fireplace, dual aspect outlook and sliding patio doors to a large conservatory overlooking the enclosed rear garden. To the left-wing of the house, a dining room; modern fitted breakfasting kitchen with wall and base units, integrated appliances, dining area and utility room; study/home office; and a WC. On the upper level, there is a master bedroom with built in wardrobes and stylish ensuite shower room; four further good-sized bedrooms, all with built in wardrobes; and a family bathroom. To the right wing of the house, a music and games room; spacious family room, which could also be used as a bedroom; double bedroom; and a second family bathroom.

ACCOMMODATION

Entrance porch & hall. Living room. Dining room. Kitchen & Utility room. Conservatory. Study. Family room/Bedroom. Games room. Six double bedrooms (one en-suite). Two Bathrooms. WC. Attic.

Gas central heating. Double glazing. Substantial landscaped front, side, and rear gardens surround the property with lawn and patio areas, seating areas, mature borders, and greenhouse. Large driveway for several cars leading to a double garage.

LOCATION

Otterburn Park is situated in the prestigious Craiglockhart area of Edinburgh, a few miles southwest of the city centre and offers a variety of excellent local amenities, including a Tesco, Morrisons, Sainsbury's and 24hr ASDA in Chesser, with a new Aldi and Marks & Spencer at Chesser. Many pleasant walks may be enjoyed, including Colinton Dell, Easter Craiglockhart Hill Nature Reserve, Craiglockhart Sports Centre which offers a wide variety of fitness and sports facilities, and the Pentlands are a short drive away. The Union Canal walkway provides access to an





extensive walk and cycle network leading to the Water of Leith. Catchment schools include Oxgangs Primary, St Cuthbert's RC Primary, Firrhill High and St Augustine's RC High School with private schooling including Merchiston Castle (within walking distance) and George Watson's College. Napier University Craiglockhart Campus is a short walk from the property with easy access to other campuses, Edinburgh University and Heriot Watt University. Regular buses run to and from the city centre and surrounding areas and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **H**

The property has an Energy Rating Category **C**

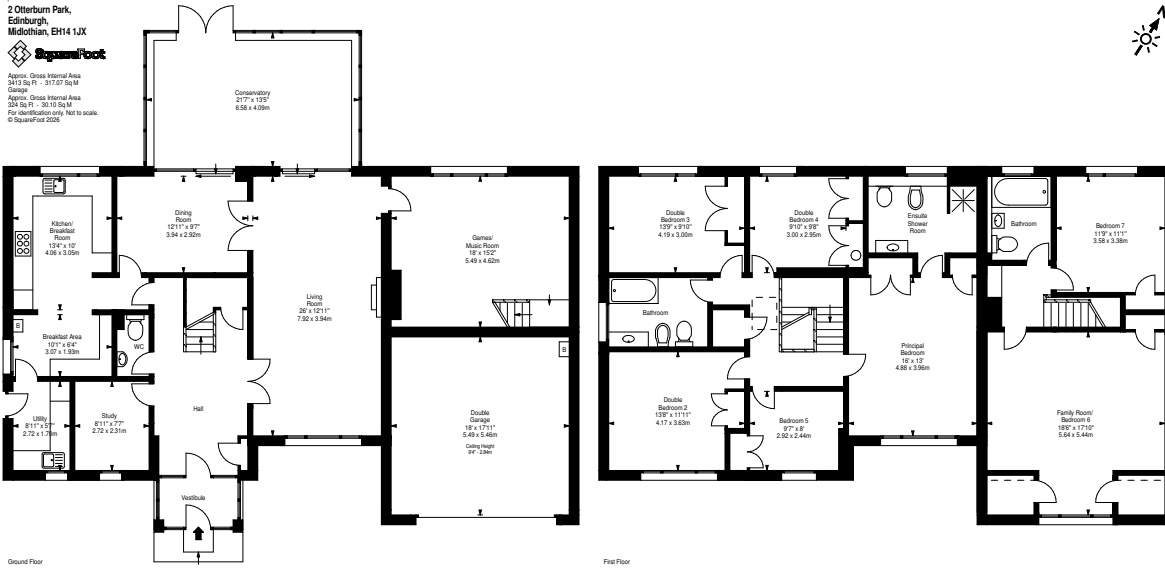
Tenure Freehold



2 Otterburn Park,
Edinburgh, EH14 1JX



Agents' Gross Internal Area
3413 Sq Ft - 317.07 Sq M
Garage
Agents' Gross Internal Area
326 Sq Ft - 30.10 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.