



42 Craiglockhart Dell Road  
Craiglockhart  
Edinburgh  
EH14 1JP







This is a bright, spacious and extended semi-detached house situated in the popular residential area of Craiglockhart which lies approximately three miles south west of the City Centre. There are a variety of shops close by on Colinton Road and Sainsbury, Tesco and ASDA supermarkets are located nearby.

The property is well situated for access to the city bypass and regular bus services run nearby giving easy access to the city centre and surrounding areas. For recreation purposes Colinton and Craiglockhart Dells, the Water of Leith Walkway, Union Canal Walkway, Craiglockhart Hill and Craiglockhart Sports Centre are all close by.



Internally the property is in excellent decorative order and benefits from both gas central heating and double glazing. There are good storage facilities throughout, including a large floored attic, and all fitted carpets and blinds are included in the sale together with the integrated kitchen appliances. Other items may be available through separate negotiation.

The property has an attractive garden to the front and a substantial and fully enclosed garden to the rear.

Driveway leading to large single garage.





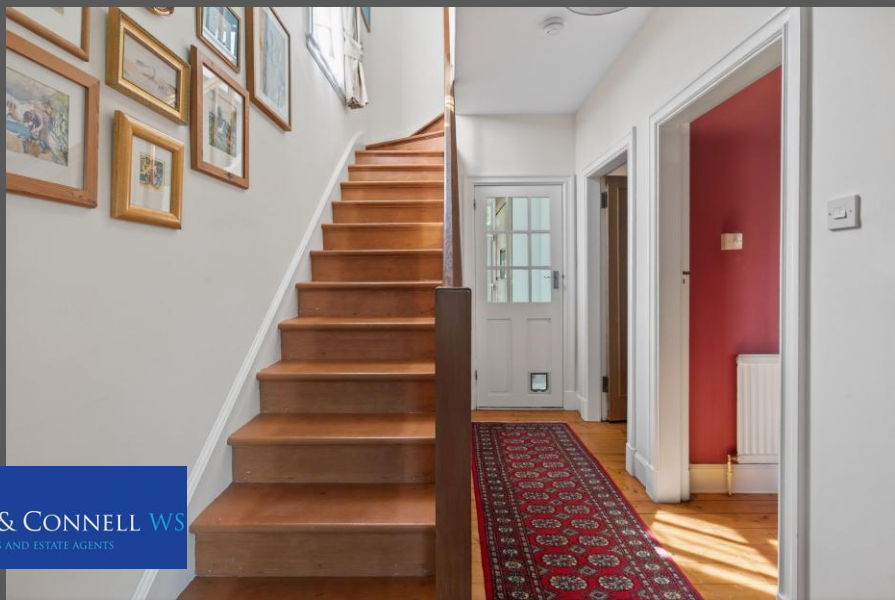
## PROPERTY DETAILS

- Entrance Vestibule with original tiled floor.
- Welcoming Hallway with staircase to upper floor. Under stair cupboard.
- Bright and spacious Living Room which is open plan to a Sun Room with lovely open outlook over the rear garden. Feature fireplace with wooden surround and electric stove. A door in the Sun Room provides direct access to the rear garden.
- Family / Dining Room with bay window to front. Feature working fire with tiled surround and cast-iron fire basket. Built in shelving.
- Stylish and modern fitted Kitchen with wall and base units. Integrated gas hob, electric oven and microwave. Plumbed for washing machine. Space for fridge/freezer. Ample work surfaces with Belfast sink. Door to garden. Windows overlooking garden.

## Upper Floor

- Hall with window to side. Attic access hatch with Ramsey ladder. Built in airing cupboard.
- Large Double Bedroom with bay window to front.
- Second Large Double Bedroom with window to rear with open outlook over the garden. Extensive built-in wardrobes provide excellent storage space.
- Third Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin and WC. Frosted window to rear.
- A large floored attic provides excellent additional storage space.











#### External

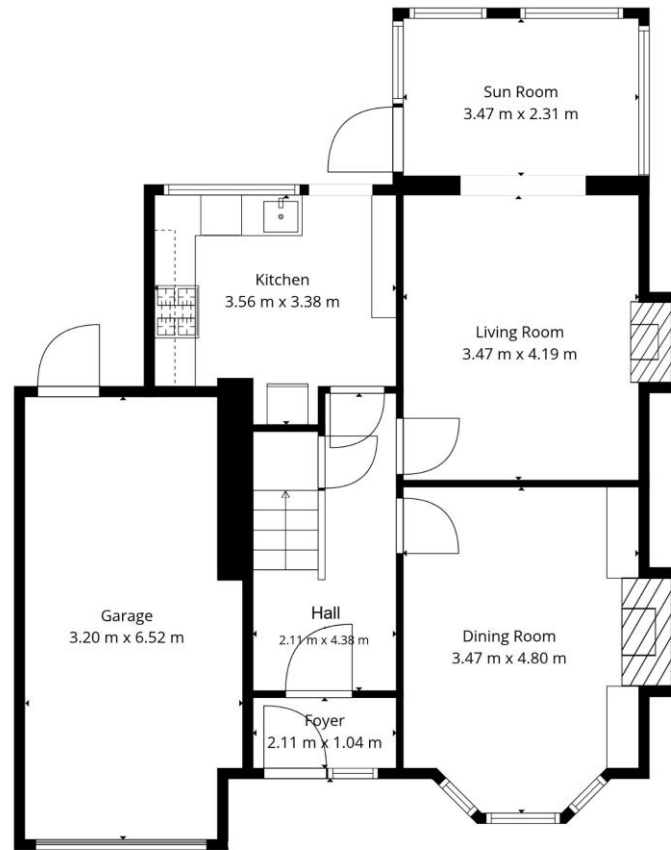
A driveway provides off street parking for several cars and leads to a large single garage with up and over door, power and light.

The front garden features a lawn bordered with a lovely array of established plants, shrubs and trees.

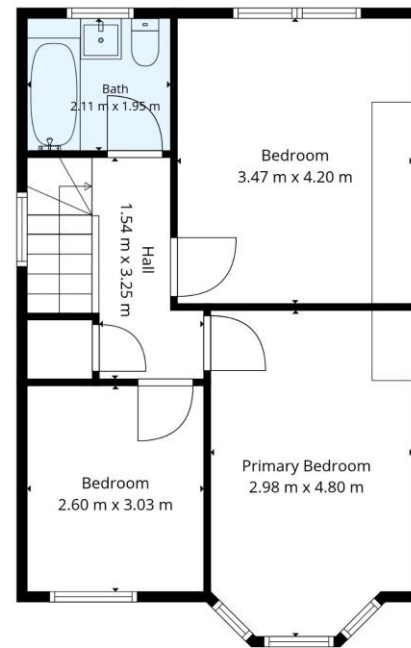
The large rear garden is fully enclosed with a sweeping lawn and a lovely array of plants, shrubs and trees. Patio with space for garden furniture. The pergola, treehouse and garden swing are included in the sale.

A gate at the end of the garden provides direct access to the lovely walks in Craiglockhart Dell and along the Water of Leith.

- Energy Efficiency Rating - D
- Council Tax Band - F



Ground Floor



First Floor

**Total: 113 m<sup>2</sup>**  
 Ground Floor: 64 M<sup>2</sup>, First Floor: 49 m<sup>2</sup>  
 Excluded Areas: Garage: 20 M<sup>2</sup>, Porch: 6 M<sup>2</sup>, Fireplace: 2 M<sup>2</sup>,  
 Walls: 11 m<sup>2</sup>

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

