



Solicitors & Estate Agents



Offers Over

£525,000

21 Craiglockhart Loan

Craiglockhart | Edinburgh | EH14 1JR

This generously proportioned detached bungalow offers flexible family accommodation arranged over two levels and presents an excellent opportunity for purchasers wishing to modernise and upgrade a substantial home to their own specification. Set within mature, attractive gardens, the property also offers potential for further extension, subject to the necessary consents.

-  3 or 4 Bedrooms
-  2 Reception rooms
-  1 Bathroom
-  Private front and rear gardens
-  Garage & driveway
-  EPC rating – C
-  Council tax band - G



Description

The accommodation opens with an entrance vestibule leading into a welcoming hallway with useful built-in storage. To the front is an attractive bay-windowed reception room which could equally serve as a fourth bedroom, home office or family room, depending on requirements.

At the heart of the home is the spacious open-plan kitchen, dining and family room, creating a sociable setting for everyday living and entertaining. Patio doors open directly onto the rear garden, providing an easy connection between the indoor and outdoor spaces, while a further door gives access to the side of the property. The kitchen area is fitted with a range of units and incorporates an integrated oven, hob and extractor hood, with the dishwasher and fridge also included in the sale. There are two well-proportioned double bedrooms on the ground floor, positioned to the front and rear respectively. The rear bedroom benefits from large wardrobes included in the sale together with access to a generous understair storage cupboard. Completing the ground-floor accommodation is the bathroom, fitted with a white four-piece suite and shower over the bath. Stairs lead to the upper landing and a spacious double bedroom enjoying far-reaching views towards Corstorphine Hill. An excellent range of built-in storage is provided, while a door gives access to the remaining attic space, which may offer scope for further conversion to create additional accommodation, subject to all necessary permissions and consents.

The property benefits from gas central heating, with the combi boiler located within the garage, together with full double glazing.

Offering generous proportions, versatile accommodation and considerable potential, this appealing detached bungalow represents an excellent opportunity to create a superb long-term family home.



Gardens, Garage and Driveway

The substantial garage provides excellent ancillary space and is fitted with a remote-controlled up-and-over door, power and lighting, plumbing and a pedestrian door opening directly to the rear garden. The washing machine, tumble dryer and freezer are all included, making this an ideal combined utility, workshop and storage area.

Externally, the mature rear garden is a delightful feature and offers a high degree of privacy, with established planting, lawn and patio areas providing ample space for outdoor dining and relaxation. A gated side return connects the rear and front gardens. To the front, attractive landscaping sets the bungalow comfortably back from the street, while a monoblocked driveway provides convenient off-street parking. Further unrestricted on-street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

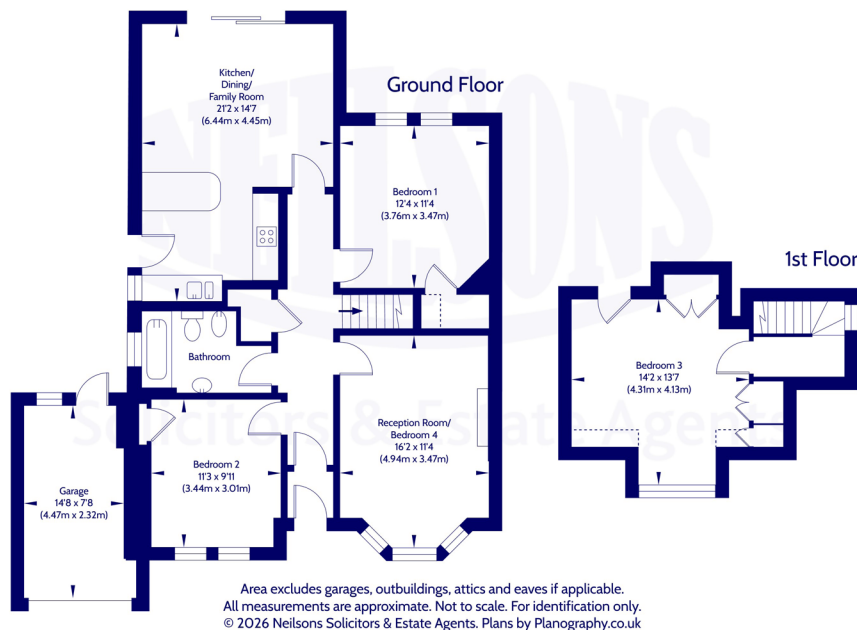
Craiglockhart is a highly regarded and sought-after residential neighbourhood to the south-west of Edinburgh city centre, prized for its attractive surroundings, excellent amenities and strong sense of community. The area is especially popular with families, with convenient access to a wide choice of well-regarded schooling in both the state and private sectors. A good range of everyday amenities is available locally, while the neighbouring districts of Morningside and Bruntsfield offer an extensive selection of independent shops, cafés, restaurants and bistros, together with Waitrose and Marks & Spencer. Edinburgh Napier University is also within easy reach. The area is well served by regular bus services providing convenient connections to and from the city centre, while road links are equally accessible. The City Bypass is within easy reach, providing straightforward access to Edinburgh Airport, the motorway network and destinations throughout central Scotland and beyond.



For leisure and recreation, Craiglockhart enjoys an abundance of green space and opportunities for outdoor pursuits. Scenic walks can be enjoyed across Craiglockhart, Blackford and the Braid Hills, while Craiglockhart Leisure & Tennis Centre provides an excellent range of sports and fitness facilities. The nearby Union Canal towpath also forms part of an extensive walking and cycling network, with connections towards the Water of Leith and beyond. Combining a peaceful residential setting with excellent schools, amenities, transport links and access to some of the city's finest green spaces, Craiglockhart remains an enduringly popular choice for families and professionals alike.



Approx. Gross Internal Floor Area 107.62 Sq M / 1159 Sq Ft.



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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