



10 Colinton Grove West,
Craiglockhart, EH14 1DF

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Living Room/ Dining Room
- Kitchen
- Breakfast Room
- Five Bedrooms
- En-Suite Shower Room
- Bathroom
- Balcony
- Private Front & Rear Gardens
- Garage
- Double Glazing & GCH
- EPC Rating – C



Nestled in a peaceful setting, this light and airy semi-detached house enjoys an enviable position within the highly desirable Craiglockhart district, southwest of Edinburgh city centre. A superb range of amenities can be found nearby, including Chesser Retail Park and the vibrant Bruntsfield Place, renowned for its eclectic mix of boutiques, cafés and restaurants. Excellent public transport connections provide swift access throughout the city. The property is further enhanced by its proximity to the stunning Water of Leith Walkway, with the charming Colinton and Craiglockhart Dells and Union Canal offering idyllic green spaces. The accommodation is in move-in condition and comprises, on the ground floor, a welcoming entrance hall, a spacious living/dining room, separate kitchen with direct access to the rear, breakfast room, and a double bedroom with an en-suite shower room. The first floor offers four well-proportioned double bedrooms, one of which could serve as a family room and benefits from direct access to a private balcony. Externally, the property benefits from well-maintained private gardens to both the front and rear, offering excellent potential for extension, along with a garage providing convenient off-street parking. Included in the sale are the floor coverings, oven, hob, hood, washer/dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.





**Colinton Grove West,
Edinburgh,
Midlothian, EH14 1DF**



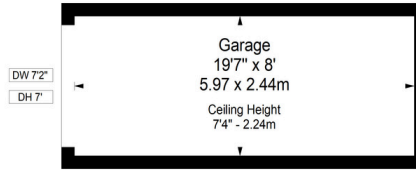
Approx. Gross Internal Area
1305 Sq Ft - 121.23 Sq M
Garage

Approx. Gross Internal Area
156 Sq Ft - 14.49 Sq M
For identification only. Not to scale.
© SquareFoot 2026

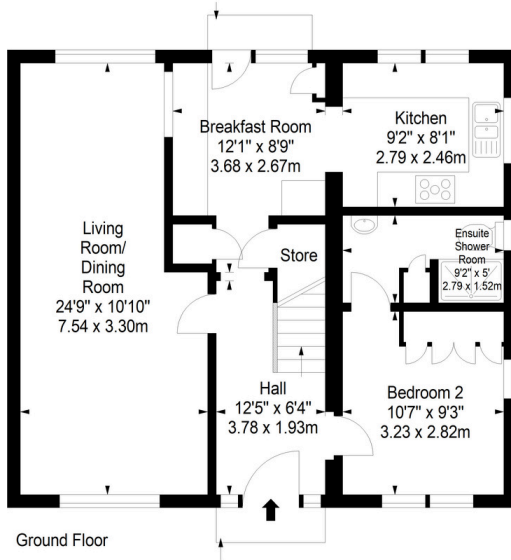
Key :

DW - Door Width

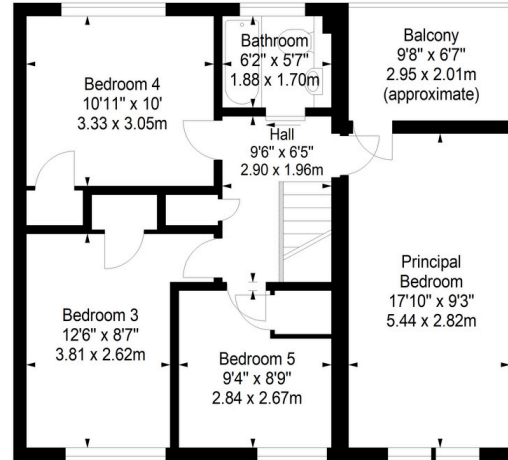
DH - Door Height



Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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