

CRAIGLOCKHART

43 CRAIGLOCKHART PARK
EH14 1EU



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EPC RATING: E

OFFERS OVER £525,000

PROPERTY DESCRIPTION

- Vestibule leading to a long hallway and handy storage cupboard
- Spacious living room to the rear with feature stone fireplace and sliding patio doors leading to
- Sunny west facing upvc framed conservatory overlooking the rear garden
- Large, modern extended kitchen/dining room with excellent range of taupe fitted units & appliances and space for dining, making it perfect for entertaining
- Principal bay windowed bedroom with Edinburgh press
- Second double bedroom to the front with Edinburgh press
- Third double bedroom
- Fully tiled contemporary bathroom with walk-in shower, bath, sink, wc & heated towel rail
- Gas fired central heating from wall mounted combi boiler located in the kitchen (updated 2024)
- Upvc framed double glazed windows & doors
- Lovely features including new wooden doors, picture rails and possibility to sand floorboards
- Sunny west facing rear garden with expansive lawn, flower beds & patio areas surrounded by trees & shrubs with a shed & a greenhouse
- Shingled front driveway with off street parking for a number of cars, together with free on street parking



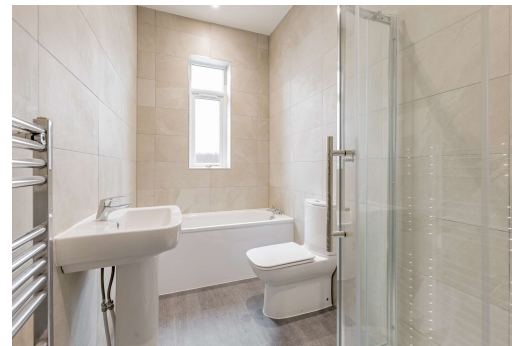
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





NEWLY UPGRADED THREE BED DETACHED BUNGALOW WITH EXTENSIVE GARDENS IN POPULAR CRAIGLOCKHART

This original three bed detached bungalow has been comprehensively refurbished so is ready to move into, just requiring new flooring. It has contemporary kitchen & bathroom fittings with a spacious living room leading to a sunny west facing conservatory, large kitchen dining room with wide range of fitted units, three double bedrooms and a modern bathroom. There is an expansive lawned rear garden and off street parking to the front. There is also bags of potential to extend or convert the attic, subject to the usual consents. This would make an ideal home for a family, professionals or downsizers, with excellent shopping & lifestyle facilities in the vicinity, well-renowned schools and good transport links to the city centre.

AREA

Craiglockhart is a well-regarded residential area to the south of the city centre, popular with families and young professionals. There are some great shops on the doorstep, including Asda, Tesco & Margiotta, and a wider range of shopping facilities is available in nearby Straiton Retail Park or Bruntsfield & Morningside with their array of supermarkets, independent retailers, coffee shops, bars & restaurants. There are also an excellent range of gyms, golf courses & leisure facilities in the vicinity including the impressive Fountain Park Leisure Complex & Edinburgh Leisure at Craiglockhart. Harrison Park and the Union Canal walkway are all nearby, providing great walks and outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The property is also in the catchment for well-renowned schools, including Oxbgangs & St Cuthbert's RC

Primary Schools and Firrhill & St Augustine's RC High Schools, and George Watson's is a short walk or drive away. There are also numerous bus services from the main roads taking you both into and out of town, with easy access out to the motorway network and beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£550,000

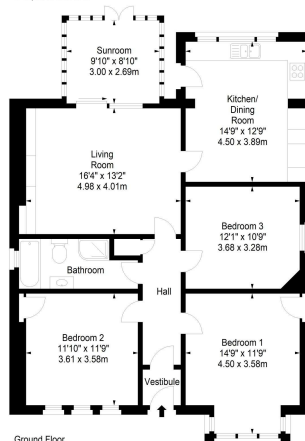


Living room	16'4 x 13'2 (4.98 x 4.01m)
Conservatory	9'10 x 8'10 (3.00 x 2.69m)
Kitchen/dining room	14'9 x 12'9 (4.50 x 3.89m)
Bedroom 1	14'9 x 11'9 (4.50 x 3.58m)
Bedroom 2	11'10 x 11'9 (3.61 x 3.58m)
Bedroom 3	12'1 x 10'9 (3.68 x 3.28m)

Craiglockhart Park,
Edinburgh,
Midlothian, EH14 1EU



Approx. Gross Internal Area
1116 Sq Ft - 103.68 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

