A photograph of a white semi-detached house with a grey roof and a garden. The house has a white door and windows with white frames. The garden is green with blue flowers and a gravel path. A semi-transparent white box is overlaid on the house, containing text.

2 Craiglockhart Crescent
Craiglockhart
Edinburgh
EH14 1EY







Bright and spacious semi-detached bungalow on a quiet street situated in the popular residential area of Craiglockhart which lies approximately three miles south west of the City Centre. There is a variety of shops close by including a Tesco, Marks and Spencer's Foodhall, Sainsbury's, Asda, Aldi and further amenities at HappyValley on Colinton Road.

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. Slateford train station is also located nearby and offers regular services to the city centre and Glasgow. Within walking distance are excellent schools and Edinburgh Napier University.

For recreation purposes the Craiglockhart Dell, Water of Leith Walkway, Union Canal Walkway and Cycleway, Craiglockhart Hill, Boroughmuir Rugby Club, Craiglockhart Sports Centre, Thistle Tennis Club and Merchants of Edinburgh Golf Club are all close by.



Internally the property is in good decorative order and provides flexible family accommodation. The property benefits from gas central heating, double glazing and good storage facilities throughout. All fitted carpets, curtains and blinds are included in the sale together with the kitchen appliances. Other items may be available through separate negotiation. There is a large attic which may be suitable for conversion subject to all necessary planning and consents.

The property has an attractive, fully enclosed, private garden to the front, and a large fully enclosed well stocked garden to the rear. A driveway provides off street parking for several cars and leads to a single garage with up and over door.





PROPERTY DETAILS

- Entrance Vestibule with tiled floor.
- Hallway with attic access hatch to large attic. Built in cupboard.
- Bright and spacious Lounge with box bay window to front. Feature tiled fireplace.
- Family Room with window to rear with lovely open outlook over the rear garden. Shelved cupboard. Additional shelved wall press. Tiled fireplace.
- Fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. The fridge/freezer and washing machine are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Windows to side. Door to rear garden.
- Main Double Bedroom with window to front. Wash hand basin.
- Second Double Bedroom with window to rear with open outlook over garden. Shelved wall press.
- Third Bedroom with window to side.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Frosted window to side.
- Large attic which may be suitable for conversion subject to obtaining all necessary planning and consents.



Viewing by appointment on 0131 524 3800







EXTERNAL

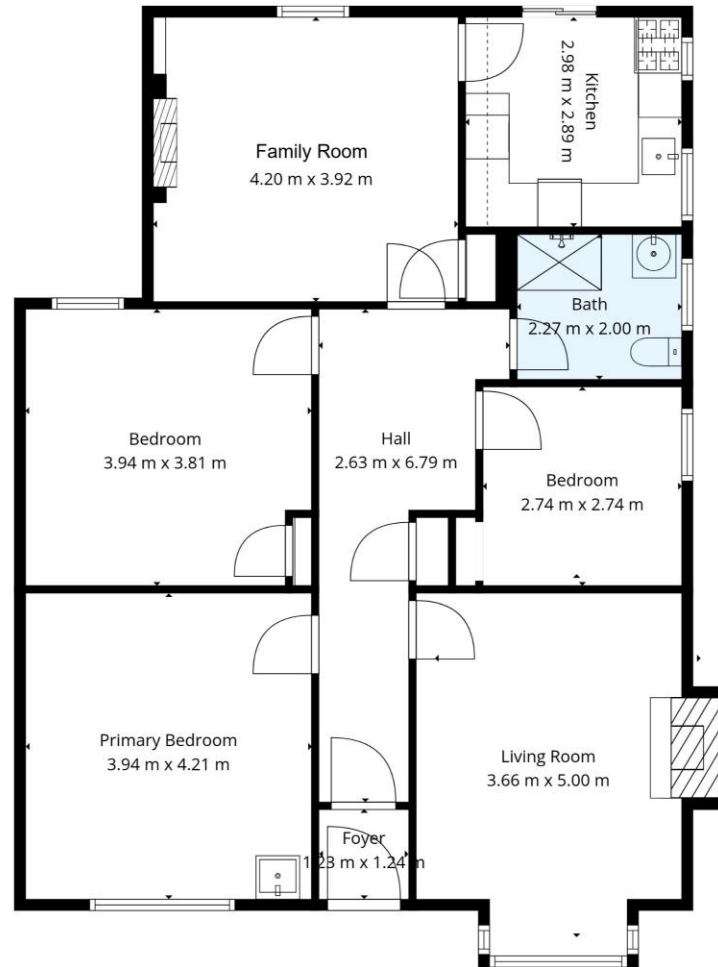
A driveway provides off street parking and leads to a single garage with up and over door, power and light.

The front garden features two large lawns bordered with a lovely array of established plants and shrubs.

The extensive rear garden is fully enclosed with a patio providing ample space for garden furniture. Large lawns bordered by an attractive array of established plants, shrubs and trees.

Unrestricted parking is available in nearby streets.

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



Total: 104 m²
 Ground Floor: 104 m²
 Excluded Areas: Fireplace: 1 M², Walls: 7 m²

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

