



68 Craiglockhart Terrace, The Wickets
Craiglockhart, EH14 1XH

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Living Room/ Dining Room
- Breakfast Kitchen
- Conservatory
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- Private Front & Rear Gardens
- Driveway & Garage
- Triple Glazing & GCH
- EPC Rating – C



This well-maintained detached house forms part of The Wickets in a peaceful cul-de-sac setting in a highly sought-after location in Craiglockhart and enjoys uninterrupted views over George Watson's College sports fields to the rear. The property's location offers an excellent balance of tranquillity and convenience with a variety of local amenities and public transport links nearby along with lovely outdoor spaces including the Easter Craiglockhart Hill Nature Reserve, the Union Canal and Craiglockhart Dell. There are also excellent leisure facilities including Craiglockhart Sports Centre and Meggetland Sports Complex nearby and Morningside and Bruntsfield are within walking distance offering a range of popular cafes, restaurants and independent shops. The accommodation on the ground floor comprises; welcoming entrance hallway, large, dual aspect living room/dining room opening to bright conservatory with a lovely outlook to the rear, generous kitchen/breakfast room and downstairs W.C. There are four bedrooms on the first floor, three well-proportioned doubles and a comfortable single that would also make a fantastic home office. Two bedrooms benefit from built-in wardrobes and the principal bedroom further benefits from an en-suite shower room. There is also a separate, family bathroom with shower over bath on the upper floor. A neatly maintained private garden lies to the front overlooking a small cul-de-sac with visitor parking and well-kept trees and shrubs and there is a fully, enclosed garden to the rear. A driveway and large garage offer convenient off-street parking and additional storage space. The property is triple glazed and has gas central heating. Included in the sale are all carpets/floor coverings and built-in kitchen appliances. These are sold as seen with no warranty provided. Other items may be available by separate negotiation.

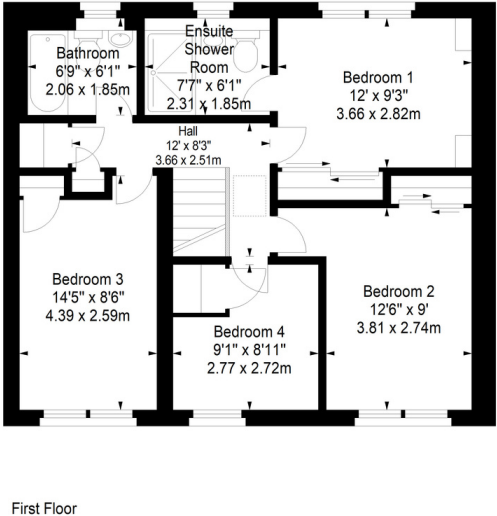
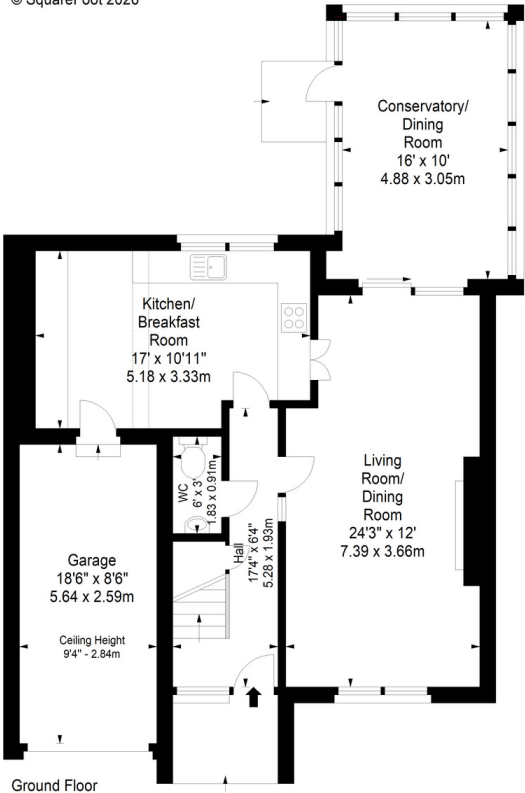




Craiglockhart Terrace,
Edinburgh,
Midlothian, EH14 1XH



Approx. Gross Internal Area
1436 Sq Ft - 133.40 Sq M
Garage
Approx. Gross Internal Area
159 Sq Ft - 14.77 Sq M
For identification only. Not to scale.
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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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