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26 Craiglockhart Dell Road
Edinburgh, EH14 1JP

Ideal family home
Open-plan kitchen/living room with juliet balcony
Beautiful well-maintained garden
Generous attic space
Private driveway and garage
EPC: Band D
Council tax band: F

26 Craiglockhart Dell Road is a rarely available, semi-detached home, quietly positioned within the highly sought-after Craiglockhart area of Edinburgh. Offering flexible family accommodation, a generous private plot and excellent access to the city centre, this charming property presents an exciting opportunity for a purchaser to modernise and create a home tailored to their own style and requirements. The mature rear garden provides a wonderful sense of privacy and a peaceful outdoor setting.

Accommodation Summary:

Internally, the property offers bright and well-proportioned accommodation throughout. To the front, the dining room is flooded with natural light from large windows, creating an inviting everyday living and entertaining space. Moving through the hallway, the spacious living room is positioned to the rear and enjoys a lovely outlook over the garden. Adjacent to this, a further reception/dining room offers additional flexibility and connects directly to the kitchen, presenting excellent potential for re-configuration or extension to create a more contemporary open-plan layout, subject to the necessary planning consents.

The fitted kitchen provides a range of wall and base units with ample storage and workspace, while a rear door gives direct access to the garden via a short flight of steps. Upstairs, the property comprises three bedrooms - two generous doubles and a single bedroom - all served by a family bathroom, fitted with a three-piece suite, including bath, wash-hand basin and WC.

A particularly valuable feature is the spacious floored attic, accessed via a Ramsay ladder and complete with Velux windows, offering excellent storage and further development potential, subject to the appropriate permissions.

Externally, the home is complemented by beautifully maintained mature gardens to both the front and rear. The west-facing rear garden enjoys direct access to the picturesque Water of Leith Walkway, ideal for scenic walks, cycling and dog walking. The garden itself features a mature lawn, established planting beds, flowering shrubs including clematis and weigela, and a peaceful, private atmosphere.

A secure external door provides access to the cellar/basement area, which benefits from lighting, power and a lowered section, suitable for use as a workshop or workbench space, with the boiler also housed here. Further benefits include a private driveway, garage and additional unrestricted on-street parking.

Location:

One of Edinburgh's most sought after residential areas, situated to the south west of the city centre. Craiglockhart is a thriving community with a broad range of local amenities and activities, including a good selection of every day shops, such as a Margiotta's and Tesco Metro on Colinton Road. The Craiglockhart Leisure and Tennis Centre is within easy walking distance and offers excellent sports facilities, including tennis courts, a gym and fitness classes. The Meggetland Sports Complex is also nearby and provides a further selection of facilities. The bustling shopping areas of Morningside and Bruntsfield are within easy reach and provide a host of eclectic shops and private retailers, coffee shops, restaurants, banking facilities and a post office. The area is well known for its good schools, at both primary and secondary levels within the local catchment area, including Craiglockhart Primary School, as well as some of Edinburgh's highly regarded private schools, such as George Watson's College, which is also close by. A regular public transport service operates to and from the city centre and to surrounding areas.

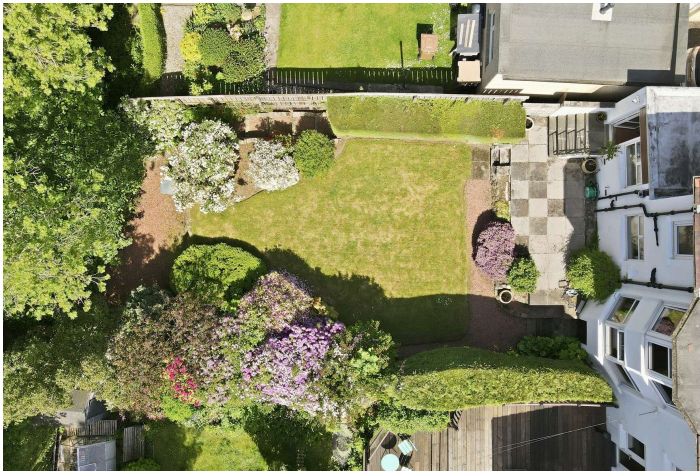


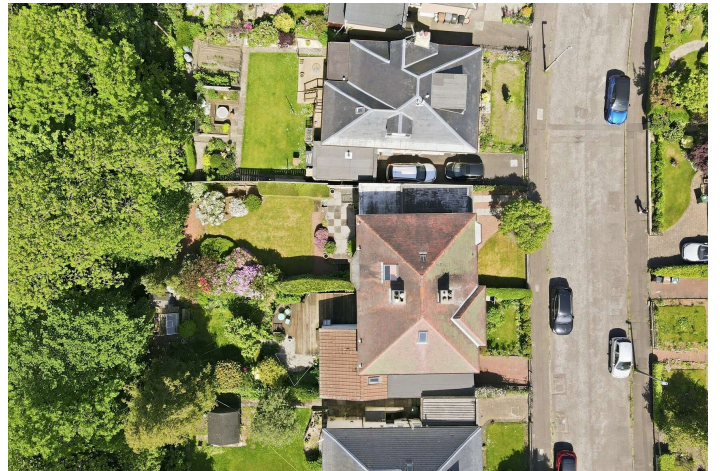














Total: 1253 sq. Ft, 117 m2

Basement: 0 sq. Ft, 0 M2, 1st Floor: 612 sq. Ft, 57 M2, 2nd Floor: 528 sq. Ft, 49 M2, 3rd Floor: 113 sq. Ft, 11 m2
 Excluded Areas: Cellar Storage: 185 sq. Ft, 17 M2, Cellar Storage: 64 sq. Ft, 6 M2, Screened Porch: 44 sq. Ft, 4 M2,
 Garage: 178 sq. Ft, 17 M2, Fireplace: 10 sq. Ft, 1 M2, Bay Window: 9 sq. Ft, 1 M2,
 Attic / Eaves Storage: 116 sq. Ft, 11 M2, Converted Loft Space: 96 sq. Ft, 9 M2, Walls: 205 sq. Ft, 18 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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