

12 Lockharton Crescent

Craiglockhart, Edinburgh, EH14 1AX



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Traditional house

This three-bedroom semi-detached house is a large traditional family home that provides spacious interiors and a high degree of versatility, boasting two reception areas, a private office, and a box room. It also benefits from a well-appointed dining kitchen, along with a WC and a four-piece bathroom. Well-maintained gardens flank the home, while a garage ensures secure off-street parking. Adding to its strong appeal, the property has a highly desirable setting in Craiglockhart too, positioned beside a picturesque nature reserve just a 10 minutes' drive from Edinburgh city centre. Although some buyers may find it beneficial to apply modern upgrades to the interiors, the home has been lovingly cared for and remains an outstanding opportunity.

General Features

- A large semi-detached traditional house
- Set beside a nature reserve in Craiglockhart
- Just a 10 minutes' drive from the city centre
- High ceilings, period details, and versatility

Accommodation Features

- Vestibule and hall with a reading area
- Spacious living room with a bay window
- Formal dining room with feature fireplace
- Spacious, well-appointed dining kitchen
- Naturally-lit landing with generous storage
- Two large and airy double bedrooms
- One flexible bedroom and a box room
- Secluded office with an adjacent 1pc WC
- Spacious 4pc bathroom with shower cubicle
- Gas central heating and double glazing

Exterior Features

- Private front garden with mature rose bushes
- Neat rear garden enclosed by a traditional wall
- Gated drive leading to a detached single garage





Welcome to

12 Lockharton Crescent

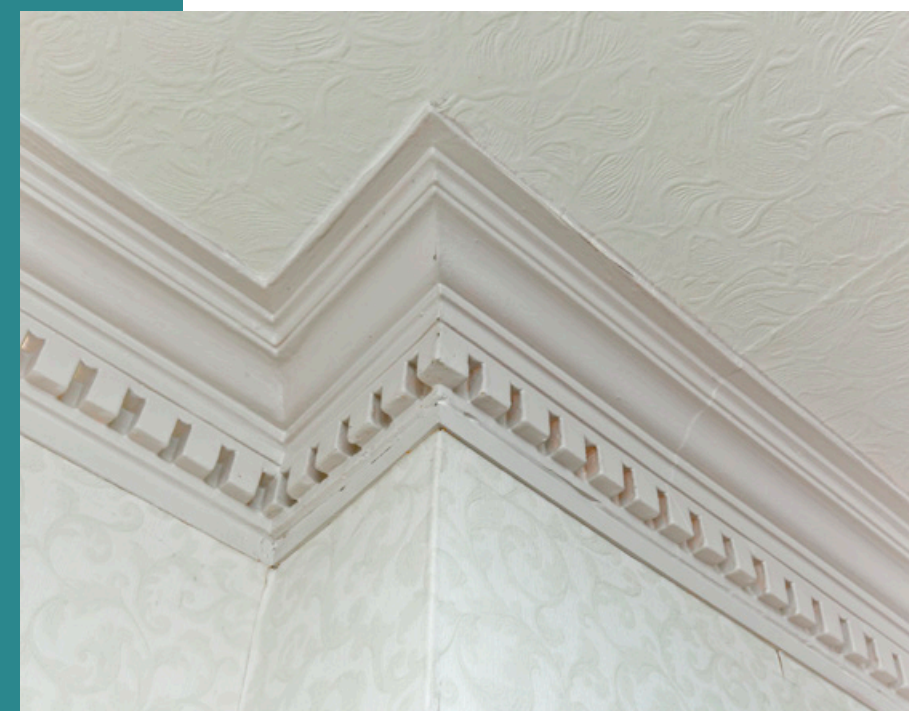
Stepping into the home, you are first greeted by a vestibule flowing through to a bright hall. It offers a warm welcome and a quaint reading area below a window.



Two

reception rooms with spacious dimensions

The living room is the heart of the residence for unwinding and socialising. It covers 247 square feet offering lots of floorspace for comfy furnishings. Neutral styling adds to the light environment, while traditional cornice work draws attention to the high ceiling. A southeast-facing bay window and a handsome fireplace provide the room with two eye-catching focal points as well. Meanwhile, a formal dining room ensures a second reception area for dedicated family meals and lively dinner parties. This space is well proportioned and lit by twin windows; a feature fireplace adds the finishing touch.







Well-appointed dining kitchen

with a
cheerful
ambience



Finished in a crisp neutral palette, the kitchen enjoys a cheerful ambience. It has a generous footprint too, which includes a dining nook for relaxed meals together. Timber-toned base and wall cabinets offer excellent storage, while sweeping stone-effect worktops ensure ample space for food preparation and countertop appliances. An electric cooker, a fridge, and a washing machine are also included.





Large bedrooms

and flexible spaces for creative use

Upstairs, the three bedrooms extend off a bright landing with generous storage. The second double bedroom is equally generous in its proportions as well, whereas the third bedroom offers flexibility of use. At ground level,

there is also a secluded office to the rear and a box room just off the hall, both of which are naturally lit. These spaces provide the homeowners with additional versatility, proving ideal for creative use or further storage.

Principal bedroom



A southeast-facing
bay window

The principal bedroom, spanning an impressive 247 square feet, is a large double fronted by a southeast-facing bay window which captures leafy hillside views and adds to the sense of space.



The bathrooms



A spacious bathroom and convenient WC

Conveniently, there is a one-piece WC beside the ground-floor office. In addition, there is a spacious bathroom on the first floor, which features a four-piece suite comprised of a washbasin, a toilet, a bath, and a shower cubicle.

The property has gas central heating and double-glazed windows.





Charming

gardens and a secure garage

The home is nestled behind a front garden framed by established hedgerows and mature rose bushes, adding to its charm and beauty. There is also a neatly kept rear garden which is enclosed by a traditional stone wall. Here, you can enjoy a sunny lawn bordered by plant beds and paving. Also to the front, a gated

drive leads to a detached single garage for secure private parking.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge, and a washing machine to be included in the sale.



Property Name

12 Lockharton Crescent

Location

Craiglockhart, Edinburgh, EH14 1AX

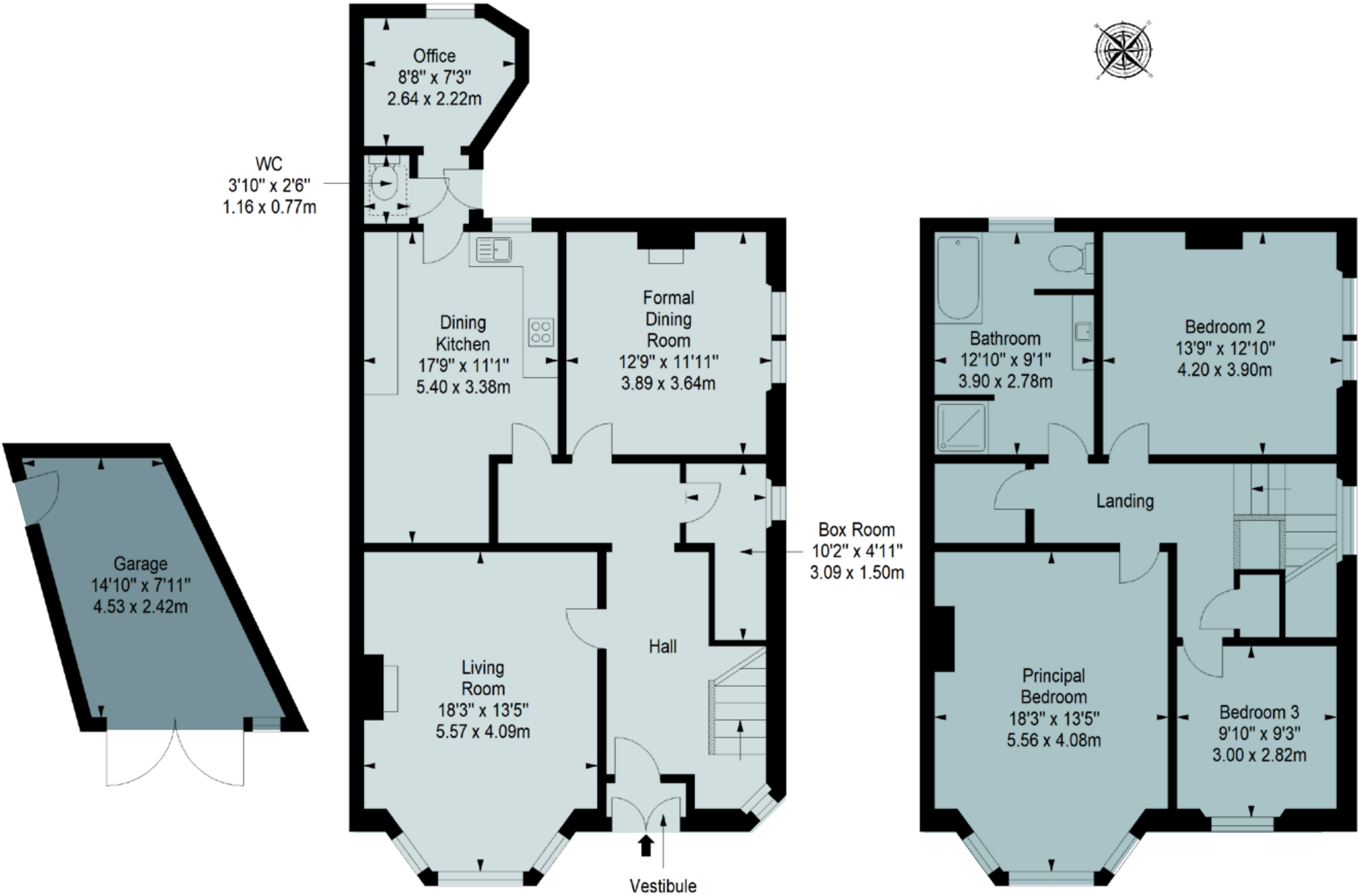
Approximate total area:

157.5 sq. metres (x sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

- Garage
- Ground Floor
- Second Floor

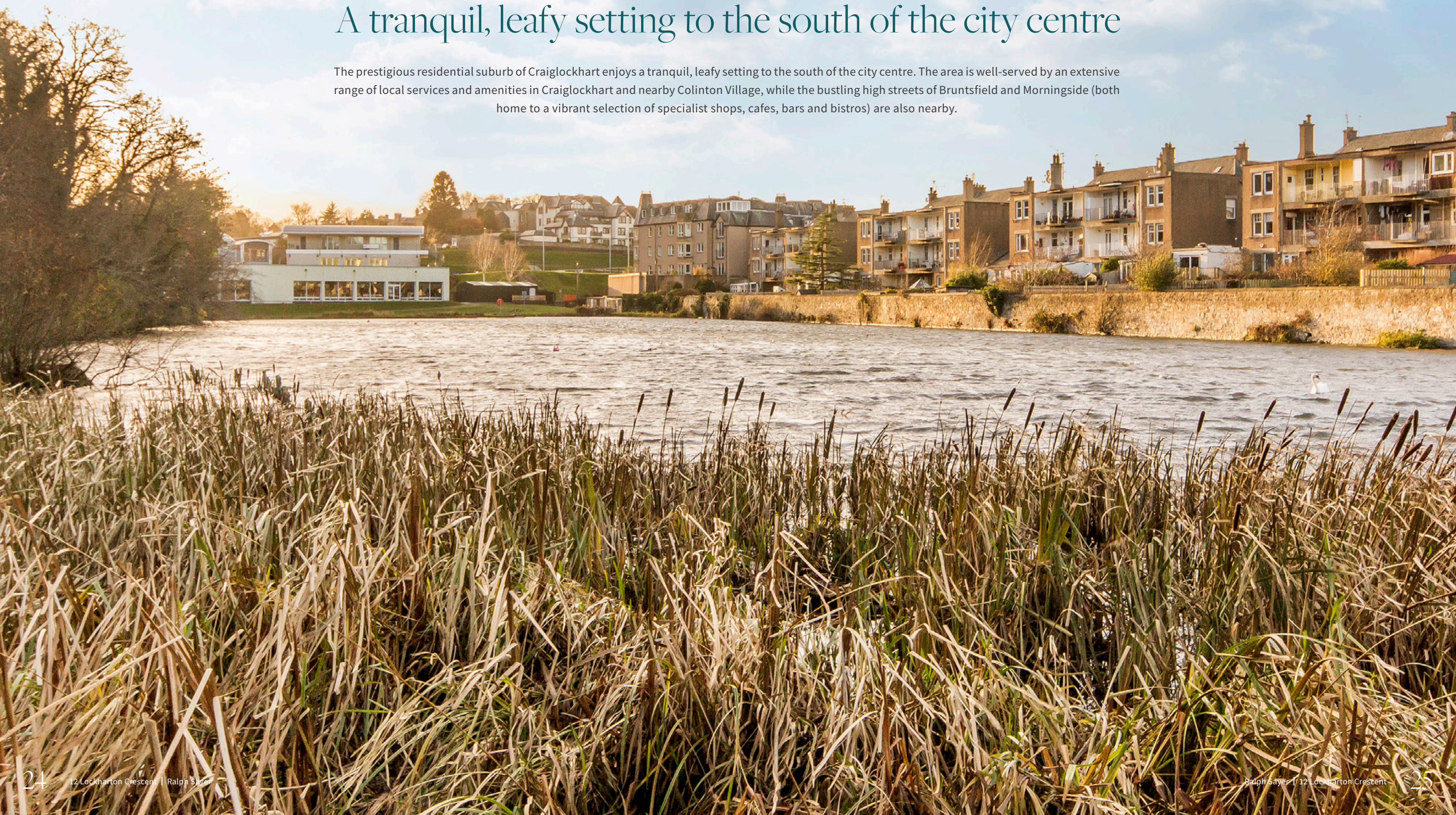
EPC Rating - D
Council Tax Band - G
Home Report Value - £815,000



Craiglockhart

A tranquil, leafy setting to the south of the city centre

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars and bistros) are also nearby.





Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purposes sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

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dream property!



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