

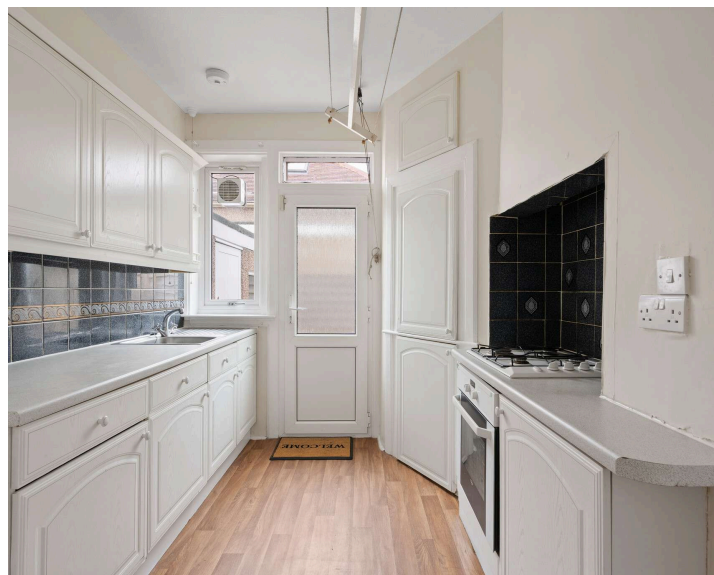


# 21 Craiglockhart Gardens

Craiglockhart, Edinburgh, EH14 1LZ



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## Detached family home in popular Craiglockhart with potential to extend

- Sitting room
- Kitchen
- 3 double bedrooms
- Bathroom with 3 piece suite
- Garage & driveway
- Partially floored attic
- Front & rear garden
- Spacious family home
- Opportunity to develop further
- Gas central heating & double glazing

Offers Over:

**£475,000**



Further information can be found in the home report.

## About the Property

Located in the sought after Craiglockhart area to the south west of the city centre, this 3 bedroom detached property offers a spacious family home.

The property is bright and well proportioned and has been freshly decorated for sale.

Further benefits include gas central heating, double glazing, single car driveway & garage.

There is opportunity to extend the property subject to planning & consents.

## Extras

To include all fitted carpets, floor coverings, curtain rails, oven, hob, fridge/freezer, washing machine and wardrobes.





## 📍 Location

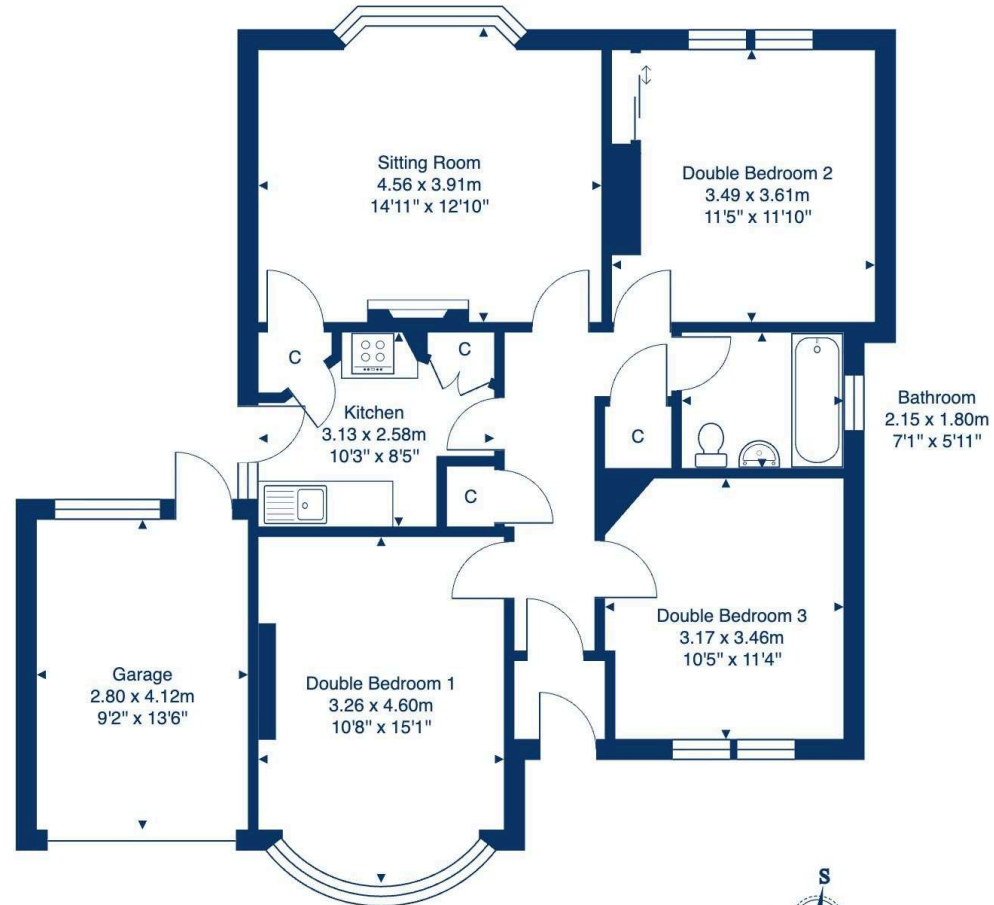
Craiglockhart lies to the south-west of the city centre and offers a variety of excellent local amenities. It is also within easy access of Napier University. Morningside and Bruntsfield are close by offering a vast array of speciality shops, restaurants, bistros, a Waitrose and a Marks & Spencer. Excellent bus services to and from the city centre are close to hand. Many pleasant walks may be enjoyed in the Blackford, Craiglockhart and Braid Hills, the Craiglockhart Sports Centre offers a wide variety of fitness and sports facilities. The Union Canal walkway provides access to an extensive walking and cycle network leading to the Water of Leith. There is easy access to the city bypass, Edinburgh International Airport and motorway links to the rest of Scotland and the South.





# Floor Plan

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Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.





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