



14 Colinton Grove
Craiglockhart, EH14 1DB

deans 
Solicitors & Estate Agents LLP



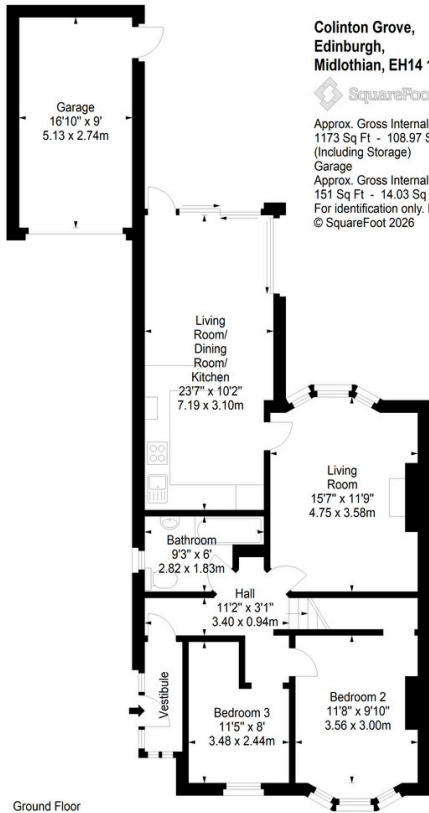
SEMI DETACHED HOUSE

- Sitting Room
- Kitchen Open Plan to Dining Room
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Garden Grounds
- Driveway
- Single Garage
- EPC Rating - E



Quietly located, this charming extended semi-detached bungalow is situated within the highly desirable area of Craiglockhart. The property is within walking distance of day to day shopping requirements with further specialised shopping available at Chesser Retail Park. Morningside Road is easily accessible with boutique shops, cafes and restaurants and lovely walks can be found along the Union Canal. A regular public transport service passes close by travelling to the City Centre with Stateford Railway Station providing quick and easy access to Glasgow. The spacious accommodation comprises; entrance porch, welcoming hallway, lovely sitting room with feature fireplace housing the living flame gas fire, fitted kitchen open plan to dining room with door and window formation overlooking the rear garden, three double bedrooms (one accessed via a staircase from the hallway) and bathroom with shower. There are mature private gardens grounds to the front and fully enclosed to the rear with seating areas. A driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.





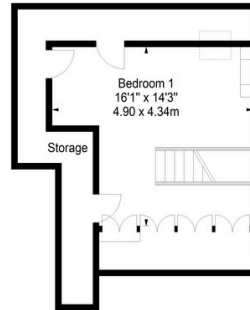
Ground Floor

Colinton Grove,
Edinburgh,
Midlothian, EH14 1DB



Approx. Gross Internal Area
1173 Sq Ft - 108.97 Sq M
(Including Storage)

Garage
Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



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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