



## Location

Craiglockhart lies to the south west of the city centre and offers a range of excellent local services and amenities in Craiglockhart and nearby Colinton Village. Shopping is close by offering superstores such as Asda, Tesco, Sainsbury, and Aldi and in nearby Morningside and Bruntsfield, there is a vast array of speciality shops, restaurants, bistros, a Waitrose and a Marks & Spencer. A wide variety of fitness and sports facilities are offered at both the Leisure and Tennis Centre and the local Boroughmuir Rugby club and the Union Canal and Water of Leith walkway are within easy reach.

Schooling is available in both the state and private sectors and the area is served by superb public transport links, including regular buses and train services at nearby Slateford train station. There is easy access to the City Bypass, Edinburgh International Airport and motorway links to the rest of Scotland and the South.

## Accommodation

- Lounge
- Kitchen
- Dining Room
- 3 bedrooms
- Wet Room
- Full gas fired central heating
- Single car garage with driveway
- Extensive garden to rear with garden shed and front garden.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Description

This is a delightful property which would form a lovely family home.

The lounge has an attractive open view over the extensive well-kept rear garden.

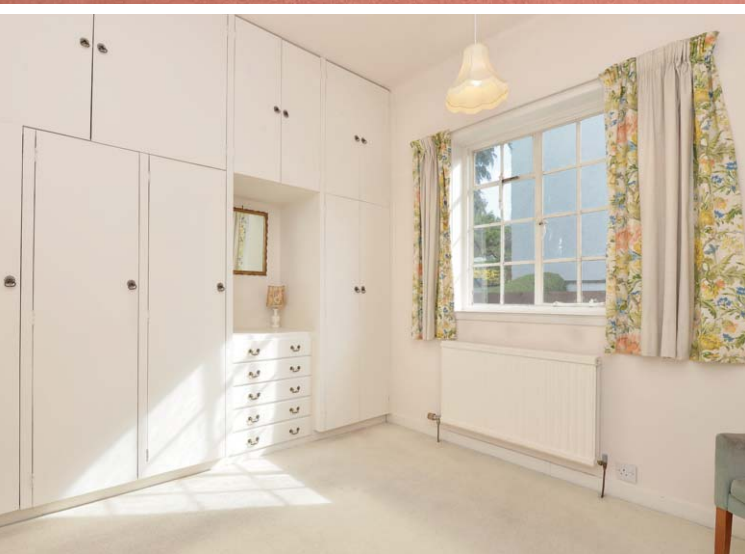
The lounge has an attractive wooden fireplace with marble insert and hearth.

The sunny, south-west facing dining room has a similar open aspect to the large garden as the lounge.

The shower room has been adapted to an open plan wet-room which could easily be refitted to a bathroom subject to the usual consents.

The cooker, washing machine, fridge and freezer will be left in the property but their condition is not warranted.

The property represents the opportunity to purchase a detached house with a large garden in a prime residential area.



# ALLINGHAM & CO

traditional values | modern practice

## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

