

b+m



Craiglockhart

7 Elliot Gardens, Edinburgh, EH14 1EH

Craiglockhart

7 Elliot Gardens

Bright and spacious chalet style detached house situated in the popular residential area of Craiglockhart in the south of the City. The property benefits from well-proportioned accommodation, gas central heating, driveway leading to a garage as well as gardens to the front and rear. The property would now benefit from some modernisation and upgrading.

- entrance hall
- living room/dining room
- kitchen
- two bedrooms
- dining room/bedroom
- sun room
- bathroom
- wc
- private gardens
- driveway leading to garage
- gas central heating
- double glazing
- sold as seen
- EPC rating D



what's included...

All fitted carpets and floor coverings, light fittings, curtains, blinds, hob, oven, fridge, freezer and automatic washing machine.

for price and viewing
call now on 0131 200 1234



what's near you...

Craiglockhart is a highly respected and much sought after residential area lying approximately 3 miles south west of the City Centre. The property is ideally placed for excellent amenities including supermarket shopping with a Tesco at Colinton Mains, Sainsbury's on Inglis Green Road, as well as an M&S Foodhall, Aldi and Asda at Chesser. There are some excellent recreational facilities close by including the Craiglockhart Sports and Tennis Club, Kingsknowe and Merchants of Edinburgh Golf Clubs, Water of Leith Walkway and of course the Union Canal which provides scenic walks and a cycle path leading all the way to the centre of town and beyond. Excellent schools within the private and public sector are easily accessible. Regular bus services to the City Centre and the surrounding areas are also within walking distance. Easy access to the City Bypass, facilitating quick and easy access to the west side of the city, Edinburgh Business Park, the M8 and motorway networks, Edinburgh International Airport and the Forth Bridges.



b+m

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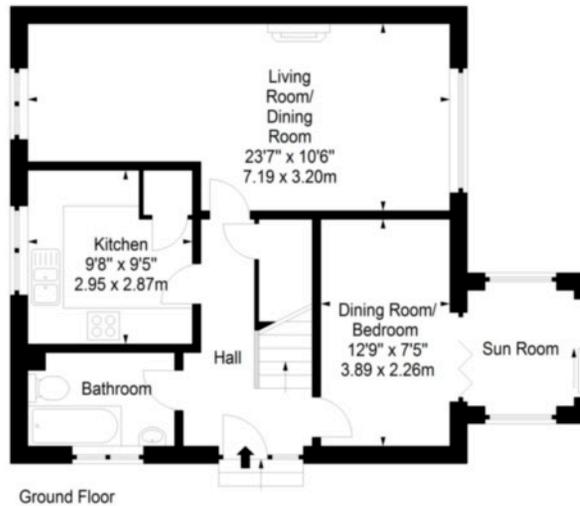
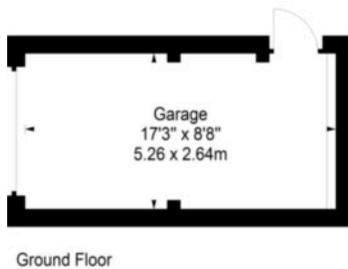
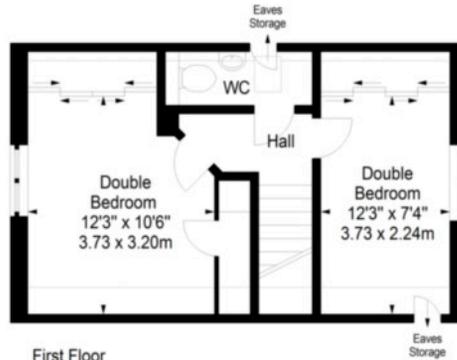
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Elliot Gardens,
Edinburgh,
Midlothian, EH14 1EH



Approx. Gross Internal Area
972 Sq Ft - 90.30 Sq M
Garage
157 Sq Ft - 14.59 Sq M
For identification only. Not to scale.
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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.