

**15 Lockharton Gardens
Edinburgh EH14 1AU**

Offers Over £850,000

- Beautiful bay window lounge featuring gas fireplace
- Living room with French doors to back garden
- Galley kitchen fitted with a range of floor and wall mounted units, five ring gas hob, double oven and integrated appliances
- Four double bedrooms with master featuring stunning ornate cornicing and bay window
- Family bathroom fitted with three-piece suite
- Shower room fitted with two-piece suite
- Study
- Gas central heating
- Garden to front and rear featuring summer house
- Free on-street parking



Terraced

Blair Cadell are delighted to bring to market this stunning mid terraced house situated in a quiet street located in the sought after area of Craiglockhart. With four double bedrooms and three living areas, the property is the perfect family home and must be viewed.

The accommodation comprises of a welcoming hall with under stair storage cupboard, elegant bay window sitting room with a gas fireplace perfect for the colder winter months. Second living room with French doors to the garden. Galley kitchen that leads through to the dining room making it perfect for hosting fitted with a range of floor and wall mounted units, double oven and gas hob and integrated appliances including a wine fridge which are included in the sale. There are four double bedrooms with the master featuring a stunning bay window and ornate cornicing. There is a fully tiled family bathroom fitted with a three-piece suite on the first floor and a shower room on the ground floor fitted with a two piece suite and mains walk in shower. There is a useful maids room above the kitchen which would be perfect for a home office. The property benefits from a fully enclosed rear garden which is laid to lawn with a patio area that is the perfect sun trap and summer house ideal for barbeques in the summer months. Gas central heating and sash in case windows throughout and free on-street parking.

The property is located in the highly sought after Craiglockhart District of Edinburgh which lies approximately three miles southwest of the City Centre. On a quiet cul-de-sac, it is a lovely peaceful location with a real country feel. There are excellent local amenities nearby including a Tesco Superstore at Colinton Mains, Sainsburys Superstore at Longstone and a 24 hour Asda Superstore at Chesser. A short drive will take you to the bustling areas of Bruntsfield and Morningside where you will find a wealth of specialty shops, restaurants, and bars. There are some excellent recreational facilities close by including the Craiglockhart Sports and Tennis Club, Kingsknowe and Merchants of Edinburgh Golf Clubs, Nuffield health centre at Chesser and of course the Union Canal which is close by provides scenic walks. Slateford Railway Station is just a 5 minute walk away and Haymarket is also easily accessible. Regular bus services to Edinburgh City Centre and the surrounding areas are also within walking distance. The Edinburgh City Bypass is about 3 miles away providing access to the central motorway network, Edinburgh Airport and the Queensferry crossing.

Viewing by appointment on 0131 337 1800

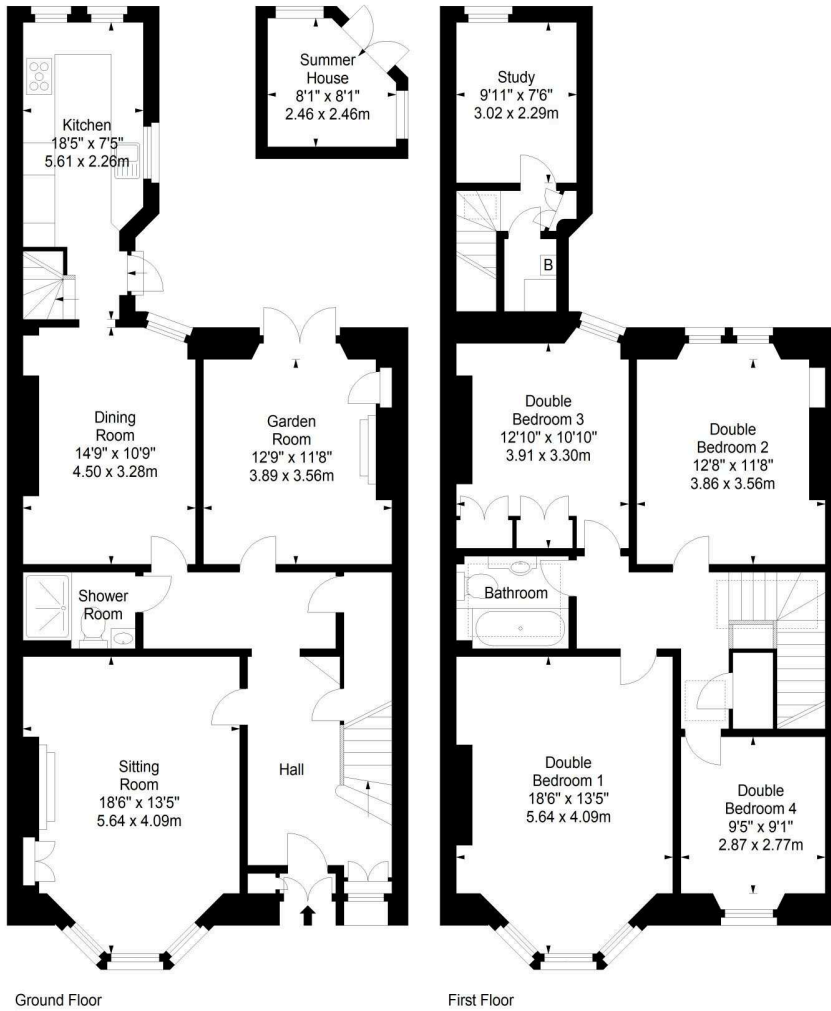




Lockharton Gardens,
Edinburgh, EH14 1AU



Approx. Gross Internal Area
1903 Sq Ft - 176.79 Sq M
Summer House
56 Sq Ft - 5.20 Sq M
For identification only. Not to scale.
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