

# 52 Craiglockhart Dell Road

Craiglockhart, Edinburgh, EH14 1JP



**RALPH SAYER**  
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# A stunning contemporary townhouse

Enjoying a quiet cul-de-sac setting backed by mature trees and the Water of Leith, this contemporary townhouse has a peaceful location in highly sought-after Craiglockhart. It is set at the end of a terrace and forms part of an exclusive development. The family home meets all the demands of modern living and goes over and above with its luxurious features and Smart technology, including an ultra-modern German manufactured kitchen, four premium washrooms, and a private balcony with elevated views towards Edinburgh and the Pentland Hills. It further boasts ample private parking and a delightful rear garden that catches lots of daily sun.

## General Features

- A stunning contemporary townhouse
- Part of an exclusive development
- Peaceful setting in prestigious Craiglockhart
- Stylish interiors finished to high standards

## Accommodation Features

- Vestibule and hall with storage and WC
- Sitting room with a wall-set fireplace
- Drawing room with a Juliet balcony
- State-of-the-art kitchen/dining room
- Utility room with rear garden access
- Four immaculate double bedrooms
- Private balcony with elevated views
- Modern 4pc en-suite bathroom
- Quality 3pc en-suite shower room
- Stylish 3pc family shower room
- Great storage and built-in wardrobes
- Gas central heating and double glazing

## Exterior Features

- Fully-enclosed, landscaped rear garden
- Private driveway and large integral garage
- Additional residents' parking to the front





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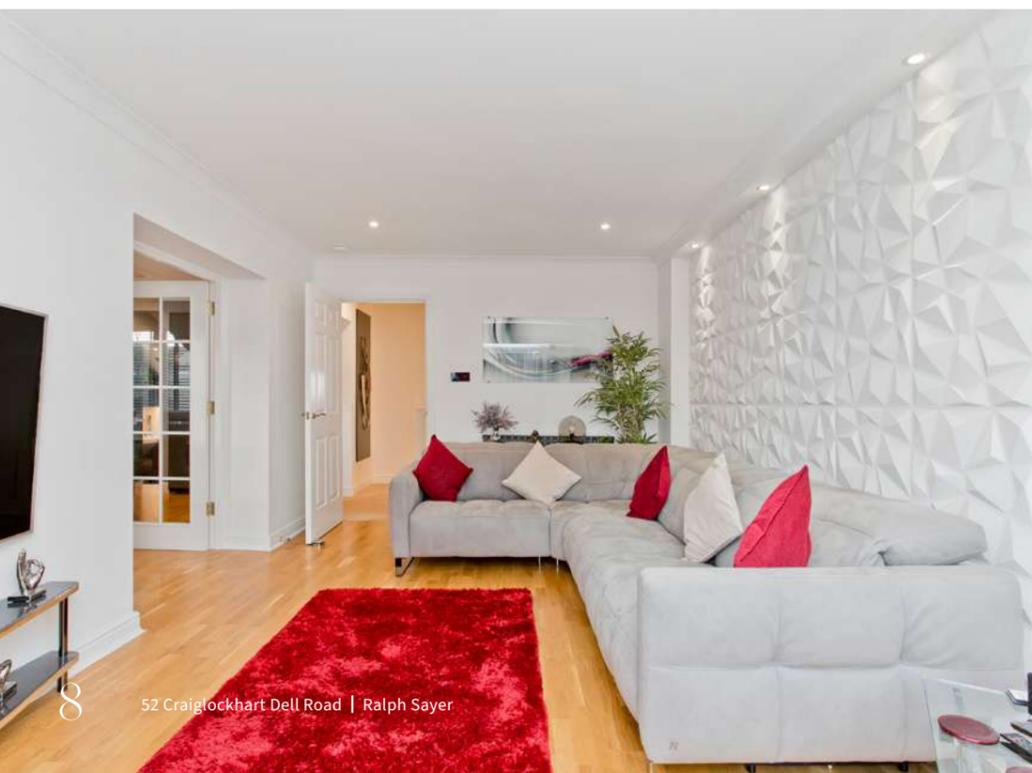
Carefully  
curated  
interiors & a  
wealth of

# Space

This townhouse has outstanding kerb appeal and moving inside only strengthens the allure of the property. Beginning with a vestibule and central hall, it is instantly apparent the interiors are carefully curated and lovingly maintained. For convenience, there is also built-in storage and a WC just off the hall.

# Elegant

reception areas



This property has two dedicated reception areas: a ground-floor sitting room and a first-floor drawing room. Both are bright and generously proportioned, and both enjoy neutral decoration, textured by subtle 3D accent walls and the warm glow of hardwood flooring. The sitting room also features a casual dining area, a wall-set fireplace with a living flame, and French doors to the rear garden, whereas the drawing room has French doors to a Juliet balcony letting the outside in.





# Ultra-modern

kitchen designed to impress

From Richard F Mackay, the German manufactured kitchen with dining room has a state-of-the-art design that captures the eye with its beauty. Here, handle-less cabinets in black stand out against the on-trend décor, with engineered quartz worktops and matching splashbacks adding further definition. Mood ceiling lights and undercabinet lighting help create an atmospheric environment for dinner parties, whilst generous floorspace ensures ample room for family and friends. Hardwood flooring adds the finishing touch, along with high-end integrated appliances predominantly by Neff (induction hob with built-in extractor, double oven, microwave combi oven, bean-to-cup coffee machine, Quooker tap, dishwasher, and fitted Samsung fridge/freezer). The kitchen is also supplemented by a separate utility room, quietly located on the ground floor, which also houses the boiler, freestanding washing machine, tumble dryer and integrated fridge/freezer.







# Luxurious



## Four bedrooms with luxurious features

Located throughout the home, the four double bedrooms all maintain the impeccable standards and immaculate décor, whilst also incorporating lots of luxurious features. The first-floor principal suite boasts a Juliet balcony and a built-in mirrored wardrobe, as well as a modern four-piece en-suite bathroom which has a separate shower cubicle. The second bedroom is easily accessed on the ground floor and it also has its own en-suite shower room. On the second floor, the third bedroom comes with a built-in mirrored wardrobe and feature glazing above French doors that flows out to a private balcony, offering elevated views to the City and the Pentland Hills with the fourth double bedroom completing the accommodation.





# A modern washroom on every floor

In addition to the two en-suites and the downstairs WC, there is a stylish family shower room as well, which is conveniently located on the second floor to ensure there is a washroom at every level. It enjoys a monochrome-inspired design and (like the other washrooms) it comes with premium fixtures and fittings.

The property has been fitted with smart technology throughout, including smart heating linked with the gas central heating system, smart lighting and there is double glazing throughout to ensure year-round comfort.



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# Landscaped garden

for the whole family

Outside, there is a beautiful rear garden which is neatly landscaped and fully enclosed for safety. Backed by mature trees, it offers excellent privacy, as well as an expanse of lawn and tiered decked areas for relaxing and dining in the sun. There is also a private driveway to the side and a large integral garage with electric garage door that has direct access to the hall. There is additional residents' parking to the home's front as well.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a fitted fridge/freezer to be included in the sale. Items of furniture and wall-mounted televisions are available by separate negotiation.

Factor: The development is managed by Hacking & Paterson with an approximate fee of £24/pcm, which covers the maintenance for communal areas and garden works.





Property Name

52 Craiglockhart Dell Road

Location

Craiglockhart, Edinburgh, EH14 1JP

Approximate total area:

194.5 sq. metres (2094 sq. feet)

EPC Rating - C

Council Tax Band - G

Home Report Value - £720,000

● Ground Floor

● First Floor

● Second Floor



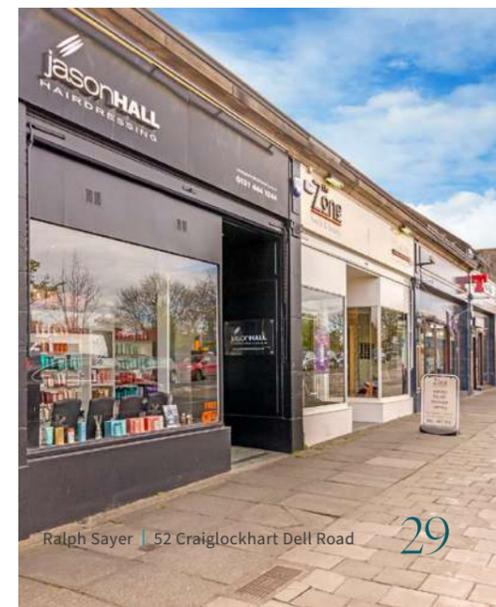
# Prestigious

residential suburb



## Craiglockhart, Edinburgh

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars and bistros) are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purpose sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools, most notably Merchiston Castle School and George Watson's College, as well as Napier University. Craiglockhart is served by superb public transport links across the city with regular bus services and a bus stop located 5 minutes by foot from the property. Slateford train station nearby offers regular services to Edinburgh and Glasgow. The area is also ideal for commuter thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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**dream property!**



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