



23 Elliot Park
CRAIGLOCKHART | EDINBURGH | EH14 1DY


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Well presented, detached bungalow, situated in sought after Craiglockhart, to the south of the city centre. The flexible layout of the accommodation lends itself to future extension (subject to planning), and it's ideal location giving ease of access to the shops and buses on Colinton Road, supermarket at Colinton Mains, schools and recreational facilities, the city by-pass, central motorway system and the airport, will make it an ideal home for a variety of purchasers and comprises, an entrance vestibule, entrance hallway with storage giving access to all rooms, bright, front facing bay windowed lounge with wood burning stove, bay windowed double bedroom, two further bedrooms, one to the front and one to the side, spacious modern dining kitchen with integrated and space for appliances, and giving access to the enclosed rear garden, and the family bathroom with mains shower cubicle and separate deep bath completes the internal accommodation.

Externally there is a large rear garden laid to lawn with mature shrubs and trees, and raised patio and decking areas, and a generous well kept front garden with mature shrubs, and a driveway. Further benefits include gas central heating, double glazing and good storage options including a floored attic.

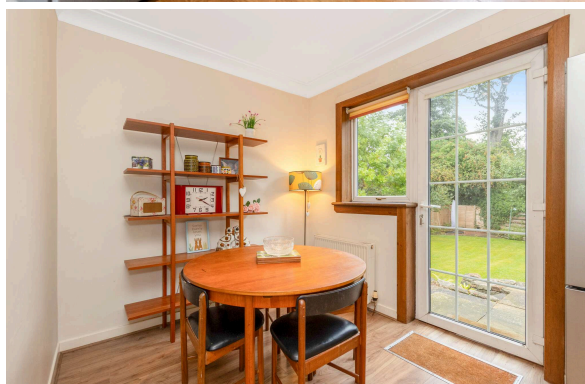
- Well presented detached bungalow
- Flexible layout with scope for extension
- Bay windowed living room with wood burning stove
- Spacious dining kitchen with space for, and integrated, appliances
- Three generous bedrooms
- Family bathroom with separate bath and shower cubicle
- Gas central heating and double glazing
- Large enclosed rear garden and private front garden
- Driveway

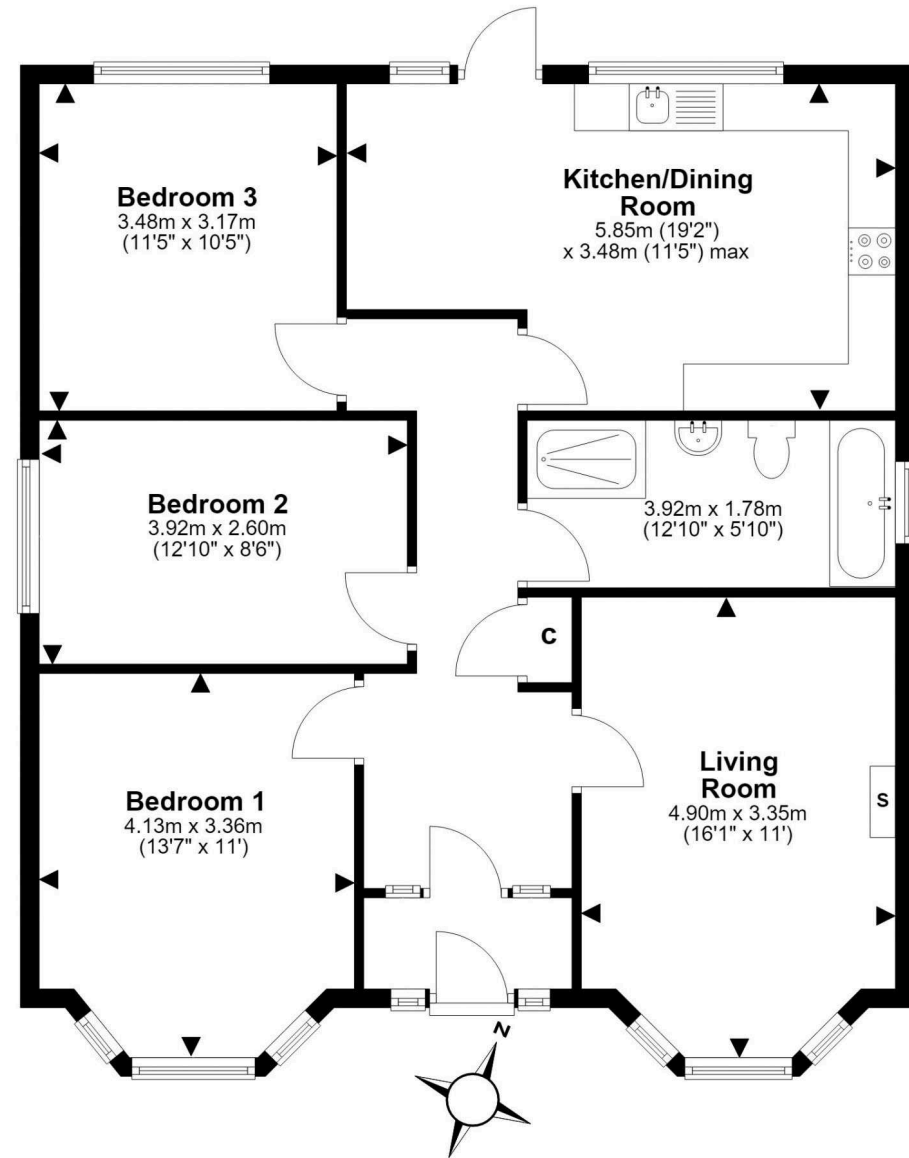
Energy Rating D. Council Tax Band F. All fittings, fixtures, integrated kitchen appliances, free standing fridge freezer, blinds and double wardrobe in main bedroom will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The prestigious Craiglockhart area lies to the south of the City Centre. There is a good range of shopping outlets in Craiglockhart itself, including a Tesco Express, with a Tesco Superstore available at nearby Colinton Mains. Further speciality shops can be found at Brunstfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, whilst for the sports conscious there is Meggetland Sports Complex, Craiglockhart Leisure and Tennis Centre, golf courses and pleasant walks along the Union Canal Walkway which links to Edinburgh's cycle path network. Schooling is well represented from nursery to senior level and Napier's Craiglockhart Campus is a short journey away. An efficient public transport network operates to most parts of the town and Slateford Railway Station is also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.