

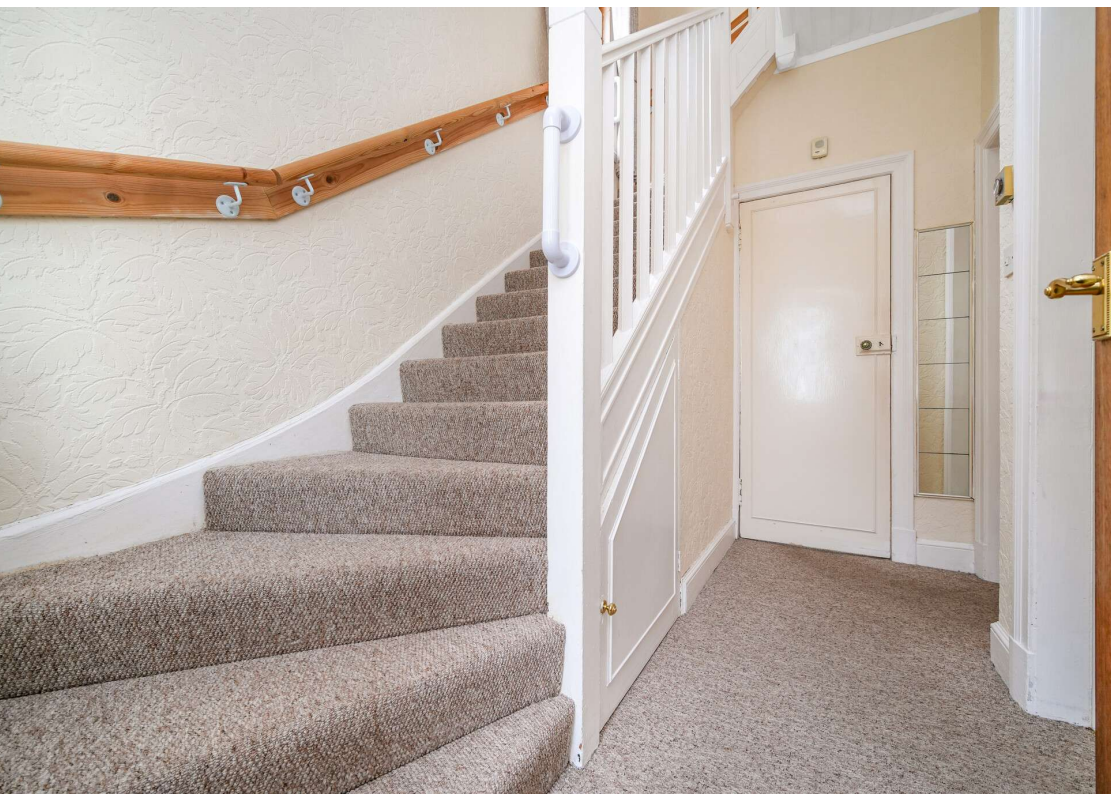




Welcome

Welcome to Craiglockhart Road, a spacious and appealing four-bedroom semi-detached property, ideally positioned within the highly regarded Craiglockhart area of Edinburgh, close to many local amenities, schooling and swift transport links. Offering generous and versatile accommodation, this excellent family home benefits from a particularly impressive, south facing, enclosed rear garden, front garden, private driveway and additional on-street parking. The property provides an excellent balance of comfortable living space and outdoor space, making it an ideal choice for growing families or those looking for a home with room to adapt to their changing needs. An early viewing is highly recommended.

- Entrance vestibule
 - Reception hallway
 - Living room set to the rear with patio doors accessing the rear garden
 - Kitchen with access to the sunroom
 - Sunroom set to the rear with direct garden access
 - Front facing bedroom/reception room located on the ground floor
 - Three bedrooms on the upper level
 - Bathroom presented as a shower room
 - Upper landing, hatch to attic
 - Gas central heating & double glazing
 - South facing rear garden
 - Private garden and driveway to the front
 - On street parking available
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Craiglockhart

Craiglockhart lies to the south-west of the city centre and offers a variety of excellent local amenities. It is also within easy access of Napier University. Morningside and Bruntsfield are close by offering a vast array of speciality shops, restaurants, bistros, a Waitrose and a Marks & Spencer. Excellent bus services to and from the city centre are close to hand. Many pleasant walks may be enjoyed in the Blackford, Craiglockhart and Braid Hills. The Craiglockhart Sports Centre offers a wide variety of fitness and sports facilities. The Union Canal walkway provides access to an extensive walking and cycle network leading to the Water of Leith. There is easy access to the city bypass, Edinburgh International Airport and motorway links to the rest of Scotland and the South.

Extras

Included in the sale are the kitchen appliances including the cooker/oven, washing machine, fridge, freezer and microwave. All curtains & blinds and fixtures & fittings. The furniture is included in the sale with the exception of the coffee table in the living room.





Get in touch

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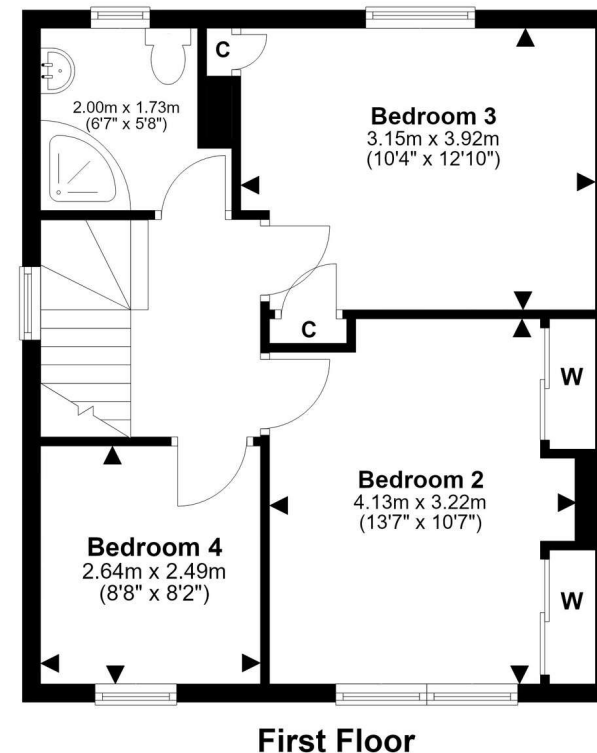
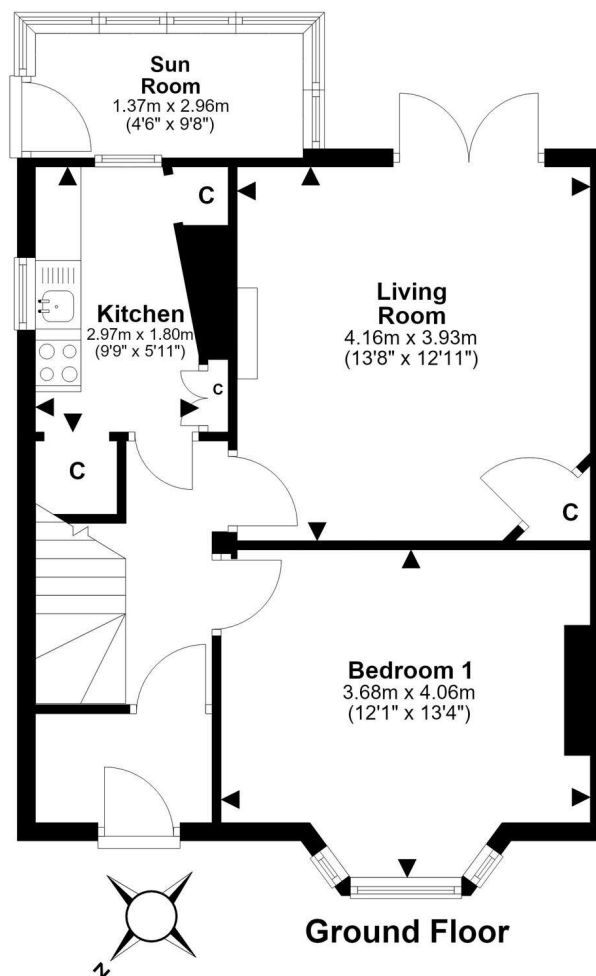
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.
Plan produced using PlanUp.