



## 32 Craiglockhart Dell Road, Edinburgh, , EH14 1JP

Tastefully Presented Three-Bedroom Detached Bungalow, with Gardens, an Adjoining Garage and a Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

éspc rightmove<sup>®</sup> find your happy Zoopla

# Property Description

Tastefully presented and spacious, three-bedroom detached bungalow, with generous gardens, an adjoining garage and a driveway. Located on a quiet and desirable side street, in the highly sought-after Craiglockhart area, south-west of Edinburgh city centre.

Comprises a porch, vestibule, hall, living room, kitchen, three double bedrooms, a shower room, and an external sun room.

A rarely available and characterful opportunity, requiring upgrading, with generous and flexible rooms, and a large floored loft space. Highlights include a good quality fitted kitchen and bathroom, electric heating, double glazing, feature fireplaces, and a front-facing bay window.

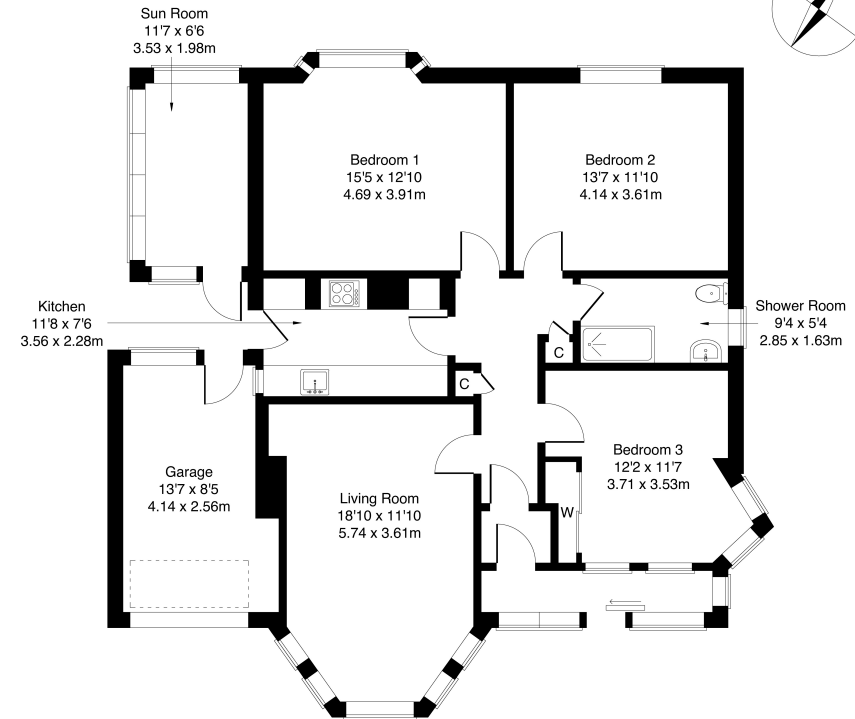
Generous gardens feature patio areas, a store shed, and an eclectic mix of shrubbery and flowering plants, with woodland adjacent to the rear.

Upon entering the property, the welcoming porch leads into a carpeted hallway, providing access to the bright and spacious living room, which continues with carpeted flooring and further features a fireplace, creating a warm and comfortable environment ideal for both relaxation and entertaining, while a beautiful bay window allows plenty of natural light to fill the space. The kitchen is finished with tiled-effect flooring, wood-effect countertops, tiled-effect splashbacks, and a stainless-steel sink with drainer, as well as an integrated oven and electric hob with canopy above, microwave, and further space for additional appliances.

The kitchen also provides access to the sunroom, offering a further versatile space ideal for entertaining guests. Bedrooms one, two and three are all finished in light and neutral décor, with carpeted flooring and generous proportions, further allowing space for freestanding furniture and creating flexible and comfortable living spaces. Completing the property is the family bathroom, which comprises a three-piece suite with a shower.

**mov8** REAL ESTATE  
Estate Agents and Solicitors

**32 Craiglockhart Dell Road, Edinburgh, EH14 1JP**



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Craiglockhart is conveniently located in the south-west of Edinburgh and offers a good range of local amenities. The area has primary and secondary schools nearby. Recreational facilities include local bowling greens, Craiglockhart Sports Centre, and Merchants Golf Club. The nearby Union Canal walkway provides pleasant walking routes, including pedestrian access to Edinburgh Quay. Regular

bus services run from Colinton Road, offering quick connections to the specialised shops, services, bars, and restaurants in Morningside and Bruntsfield, as well as direct routes into the city centre. The city bypass is close by, providing easy access to major motorways, Edinburgh International Airport, and other destinations.





## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

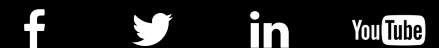
6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.