



3 Craiglockhart Avenue
Craiglockhart, Edinburgh, EH14 1DQ.

CALL US ON 0131 447 4747

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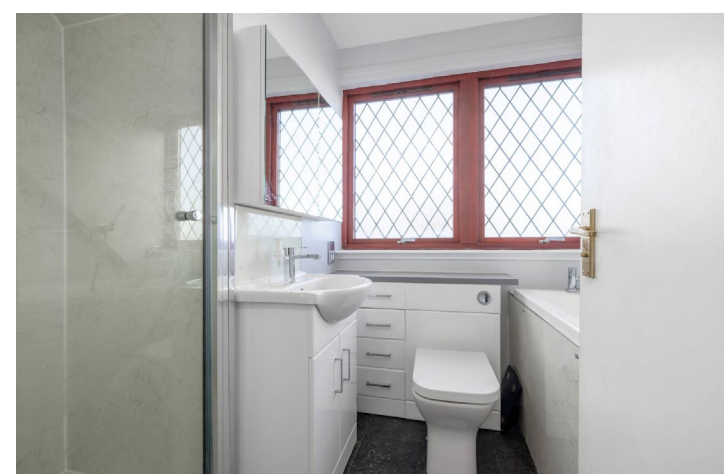
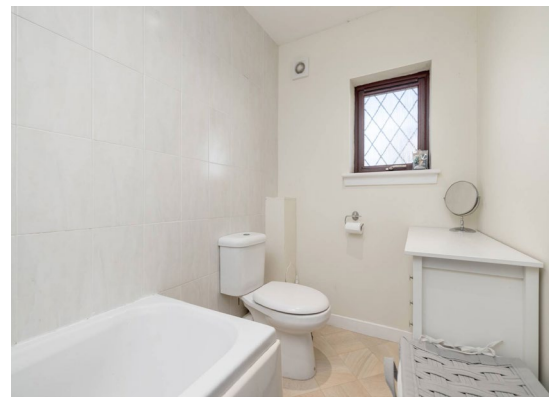


- Reception hall with storage.
- Cloakroom/WC.
- Generously proportioned living room/family room with feature fireplace.
- Versatile sitting room with potential for use as an additional bedroom.
- Dining kitchen with appliances.
- Utility room with a washing machine and ceiling-mounted clothes pulley.
- Spacious bedroom with an en-suite shower room and fitted storage.
- Upper landing with storage and access to the attic.
- Generously proportioned, dual-aspect double bedroom with fitted wardrobes.
- Two further double bedrooms, one with fitted wardrobes.
- Four-piece family bathroom with shower unit.
- Gas central heating.
- Double glazing.
- Monoblock driveway to the front.
- South-west-facing rear garden.
- Some unrestricted on-street parking in the surrounding streets.

GENERAL DESCRIPTION

This light filled detached chalet-style villa is situated in the highly sought-after Craiglockhart district, within easy reach of an excellent range of local amenities and the City Centre. The property offers versatile family accommodation and is presented in walk-in condition whilst offering the opportunity for its new owners to extend (subject to necessary consents) if desired. The accommodation comprises four generously proportioned double bedrooms. The kitchen overlooks the rear garden which is well stocked with fruit trees, mature hedges and a large lawn space. Completing the accommodation is a large family living room and a sitting room with the potential to be a fifth bedroom or office space. To the front of the property is a recently paved driveway offering private parking for several cars.





LOCATION

Situated just two and a half miles south-west of Edinburgh city centre, Craiglockhart is a residential suburb enjoying a tranquil setting by the Union Canal and Water of Leith. Picturesque green spaces include walks through Colinton and Craiglockhart Dell and Easter Craiglockhart Hill Nature Reserve. Nearby leisure facilities include Craiglockhart Leisure and Tennis Centre, offering tennis, squash and badminton, while Meggetland Sports Complex provides extensive sports pitches. Convenience stores and a variety of dining options are available locally, with further shopping at Edinburgh West Retail Park and the Asda Supercentre at Chesser. Popular Morningside, with its independent shops, restaurants and cafés, is approximately a five-minute drive away. Local schooling includes Oxgangs Primary School and Firrhill High School, while nearby independent schools include George Watson's College and Merchiston Castle School. The City Bypass and Scotland's motorway network are within easy reach, providing connections to Edinburgh Airport and the Queensferry Crossing. Public transport options include tram services from Saughton, together with bus services and rail connections from Slateford station into Edinburgh city centre.

EXTRAS: INCLUDED IN THE SALE ARE ALL FITTED CARPETS AND FLOOR COVERINGS; LIGHT FITTINGS; CURTAINS, CURTAIN POLES AND WINDOW BLINDS; THE FREESTANDING COOKER, COOKER HOOD AND AUTOMATIC WASHING MACHINE; AND THE FREESTANDING WARDROBES IN BEDROOMS ONE AND TWO. THE FRIDGE/FREEZER MAY BE AVAILABLE BY SEPARATE NEGOTIATION. NO GUARANTEES ARE GIVEN FOR ANY WHITE GOODS.



COUNCIL TAX BAND	G.
TRAIN STATION STATION.	APPROXIMATELY 500 METRES TO SLATEFORD TRAIN STATION.
AIRPORT	APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

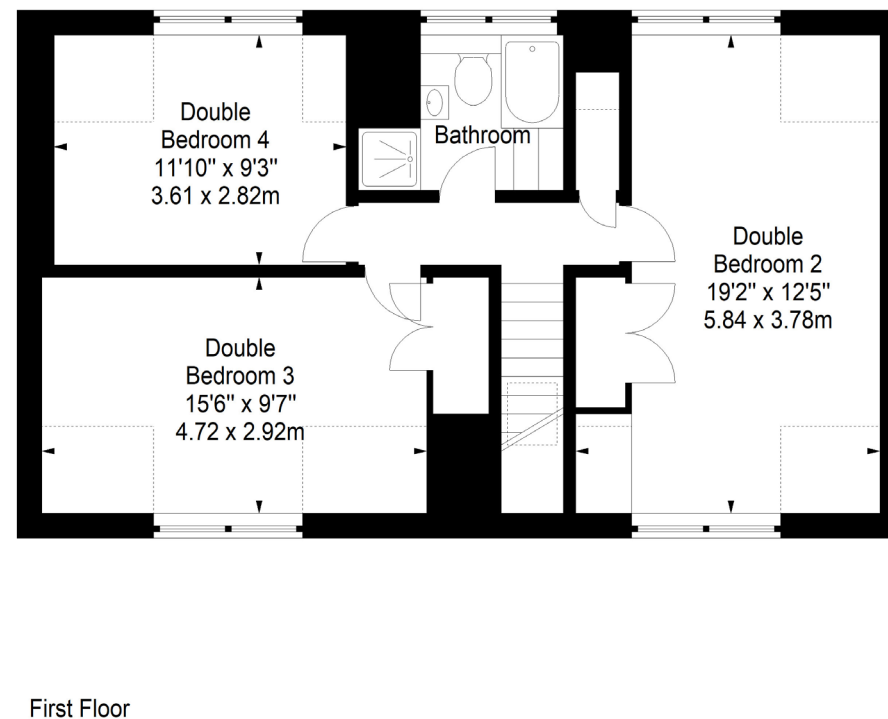
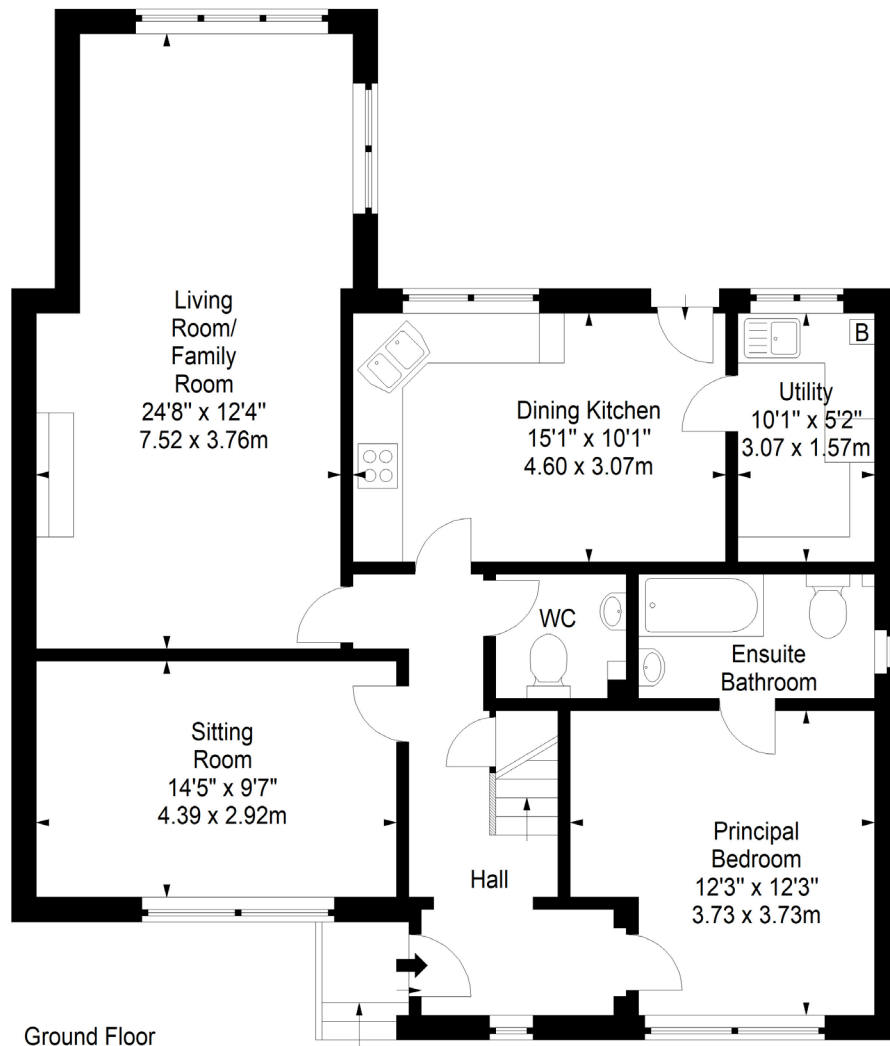
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Edinburgh, EH14 1DQ



Approx. Gross Internal Area
1649 Sq Ft - 153.19 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.