



66 Craiglockhart Loan

Craiglockhart, Edinburgh, EH14 1JQ

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Backed by the Water of Leith, this spacious three-bedroom detached bungalow has a peaceful and picturesque setting in sought-after Craiglockhart. The home is well-presented throughout, providing a blank canvas for buyers, and it boasts fantastic built-in storage, as well as a fully-floored attic adding further potential. It further benefits from generous private parking and a fully-enclosed rear garden with a southwest-facing aspect.

Inside, a vestibule and central hall welcome you, offering built-in storage before leading through to the living room. Neutrally decorated, this reception area enjoys a light and airy ambience, heightened by southwest-facing French doors that extend the space out into the mature rear garden. The charming room is finished with shelving and storage fixtures and an electric stove. Next door, a large dining kitchen is generously appointed with cabinet storage and workspace. It offers ample room for a table and chairs and enjoys the same, southwest-facing leafy outlook as the living area. It also has a handy serving hatch to the adjacent utility room, which provides further storage and garden access. Finished in white and with fitted carpets, the three bedrooms all echo the living area. The bay-windowed principal bedroom and the second bedroom are both spacious doubles with generous fitted wardrobe storage, whilst the third bedroom (with built-in storage) is a versatile space currently arranged as an office.

Features

- A spacious detached bungalow
- Desirable location in Craiglockhart
- Vestibule and central hall with storage
- Living room with rear garden access
- Generously appointed dining kitchen
- Separate utility room with garden access
- Two spacious double bedrooms
- Versatile third bedroom/home office
- Bright bathroom with overhead shower
- Excellent storage and wardrobe fixtures
- Fully-floored attic for further storage
- Mature gardens to the front and rear
- Multi-car driveway and tandem garage
- Gas central heating via brand-new boiler
- Double-glazed windows throughout
- EPC Rating - D





“A spacious detached bungalow in a desirable location in Craiglockhart with three bedrooms”







A bright three-piece bathroom, with an overhead shower, completes the accommodation. Meanwhile, a fully-floored attic, with a drop-down ladder, provides additional storage and wonderful potential for conversion into living space (subject to consent). Gas central heating, via a brand-new Vaillant boiler, and double glazing ensure year-round comfort.

Outside, the home is flanked by mature gardens to the front and southwest-facing rear. The sunny rear garden is particularly impressive with its manicured lawn and established trees and greens ensuring outstanding privacy. Furthermore, you can hear the tranquil Water of Leith from the rear garden as it is adjacent to the Colinton and Craiglockhart dell. A multi-car driveway and a detached tandem garage provide ample private parking.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, an undercounter fridge, a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Craiglockhart, Edinburgh

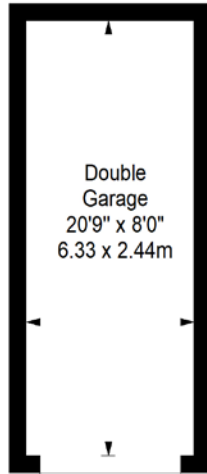
The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (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-purposes 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. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station 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.



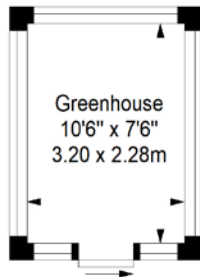


Floorplan

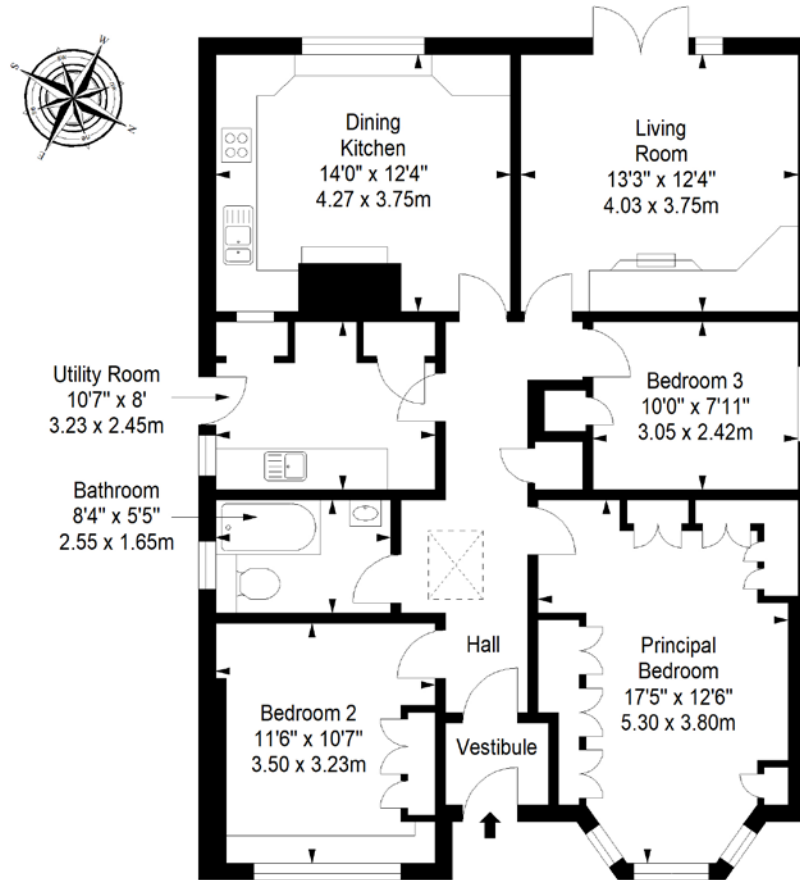
Double Garage
Approx. 15.6 sq. metres (167.9 sq. feet)



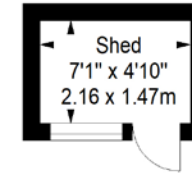
Greenhouse
Approx. 7.4 sq. metres (79.7 sq. feet)



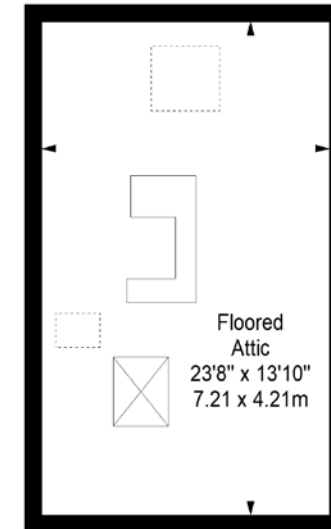
Ground Floor
Approx. 96.6 sq. metres (1039.8 sq. feet)



Shed
Approx. 3.3 sq. metres (35.5 sq. feet)



Attic
Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 153.1 sq. metres (1648.0 sq. feet)