



29 Craiglockhart Terrace
CRAIGLOCKHART | EDINBURGH | EH14 1AJ


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Superbly tucked away in a quiet cul-de-sac with lovely leafy outlooks, this most appealing, energy efficient home is beautifully finished off with stylish modern fittings and benefits from a fully enclosed, child-friendly rear garden and off-street parking. This is a highly sought after residential area with easy access to Easter Craiglockhart Hill Local Nature Reserve and pond - 35 acres of tranquillity in the bustling City, the Union Canal cycle/walkways, varied amenities and good transport links.

Viewing is highly recommended to appreciate this end terraced home which is offered to the market in move in condition, suitable for a wide range of buyers. Lots of sunlight floods into the public room through dual aspect with patio doors to the North East. Here you'll find ample free floor space for both relaxation and dining/entertaining. Sleek cream units set against attractive tiled splash-backs provide good storage space in the kitchen. The house has three bedrooms upstairs, together with a fully tiled bathroom featuring a modern white suite and mixer shower above the bath. The current owners have taken steps to ensure the house has a highly efficient energy system, with the installation of solar panels, an air source heat pump and battery storage, with the aim of reducing energy bills. A long driveway running up the side of the property is ideal room for two vehicles within a controlled parking area. The front garden has been landscaped for ease of maintenance, and at the rear is a fully enclosed private garden with decking area for sitting out.

- Sunny living/dining room
- Well fitted modern kitchen
- Three bedrooms
- Fully tiled bathroom with mixer shower
- Entrance hallway
- Double glazing
- Air source pump heating
- Cavity wall insulation, insulated loft space and underfloor insulation
- Private gardens front and rear
- Long driveway for two vehicles

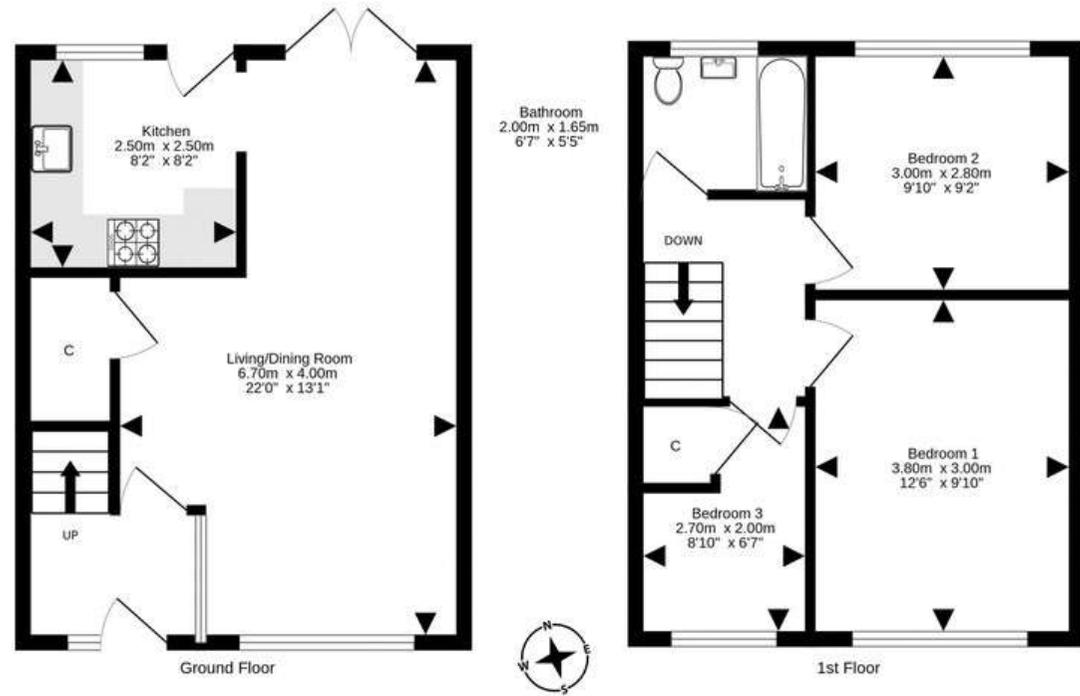
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All floor coverings, integral appliances, perfect fit blinds, where shown, loft bed in bedroom 3, PV panels and battery storage, electric vehicle car charger and garden store. EPC Rating B.

The prestigious Craiglockhart area lies to the south of the City Centre. Craiglockhart itself has a wealth of shopping outlets including a Tesco Express, hairdressers, DINE bistro/restaurant, beauty, dentist, post office, pharmacy all within a 10 min walk and three large supermarkets in less than 2 miles - Asda at Chesser 1.6m; Sainsbury's Longstone 1.7m and Tesco Colinton 1.7m. Further speciality shops can be found at Bruntsfield and Morningside, both locations being easily accessible. Leisurewise, the choice is excellent, including 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 city centre in around 15 minutes, Slateford Railway Station is also within easy reach and less than a 10 minute drive to the city bypass giving access to the motorway for commuting.





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