

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

54 CRAIGLOCKHART ROAD NORTH
EDINBURGH, EH14 1BT

Whilst in need of modernisation, this generously proportioned and bright three-bedroom bungalow boasting mature gardens, a driveway and a garage has the potential to be a superb family home in sought-after Craiglockhart.

From the neat front garden bordered by a large monoblock driveway leading to the single-car garage, you are welcomed into an entrance vestibule and carpeted hallway equipped with useful storage. To your right, the light-filled dining-room/bedroom enjoys a wonderful south-east-facing aspect. With bay windows, carpeting, and a feature fireplace, it is the perfect place to relax and unwind. To your left is the south-east facing sitting room with access to the back garden via a French door. The modern kitchen showcases farmhouse-style wall and floor units complemented by black quartz effect worktops, a cream-tiled splashback, and integrated appliances that include a hob, extractor hood, and double oven. It also offers convenient garden access. Towards the rear of the property, the three spacious carpeted double bedrooms provide a peaceful retreat with delightful garden views. Completing the internal accommodation is a modern shower room featuring a washbasin built into vanity, WC, and chrome towel radiator.

Externally, the large rear enclosed mature garden is ideal for pets and children and comprises a sizeable lawn, pathway, and hedges. Gardening enthusiasts will love the inclusion of a greenhouse. At the rear there also two small out-buildings used for storage.

VIEWING PLEASE TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Three-bedroom bungalow
- Bright south-east-facing sitting room
- Modern kitchen with garden access
- Three generous double bedrooms
- Family shower room
- Gas central heating
- Double glazing
- Well-kept mature gardens
- Monoblock driveway and single-car garage
- Two small storage out-buildings

Area

Lying approximately four miles south-west of Edinburgh City Centre, Craiglockhart is a popular and sought-after residential location. There are many scenic open spaces to enjoy including Craiglockhart Hill East, The Pentland Hills Regional Park, and Bonaly Country Park. Golf courses such as Kingsknowe, Merchants of Edinburgh, and Braid Hills are minutes away as are the Midlothian Snowsports Centre, Meggetland Sports Complex, and Craiglockhart Leisure and Tennis Centre. Daily shopping needs are met by an Asda at Chesser and a Tesco Superstore on Colinton Mains Drive along with The Gyle Shopping Centre which houses a Marks and Spencer and Morrisons. It is a perfect position for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Oxbgangs Primary School and Firrhill High School with renowned private options such as Merchiston Castle School and George Watson's College nearby. Regular bus and train services take you to the City Centre and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.

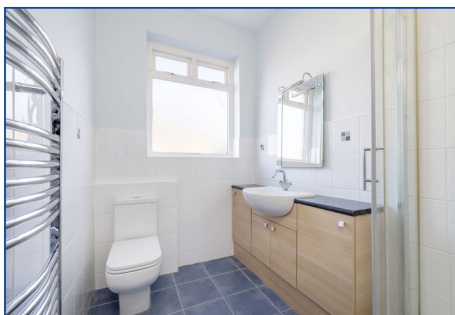
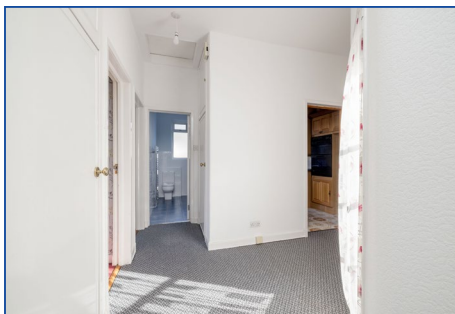
EPC Rating: D

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

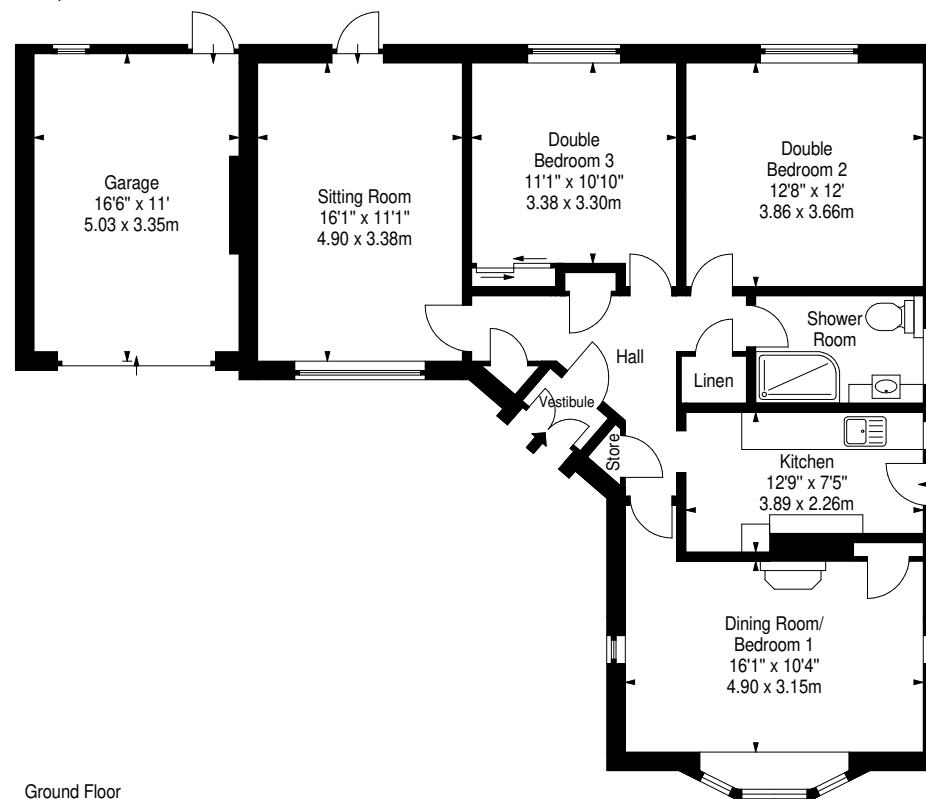




Craiglockhart Road North, Edinburgh, EH14 1BT



Approx. Gross Internal Area
1147 Sq Ft - 106.56 Sq M
(Including Garage)
For identification only. Not to scale.
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