

COULTERS[©]

80B COLINTON ROAD

CRAIGLOCKHART, EDINBURGH, EH14 1DD

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TAKE A LOOK INSIDE

An immaculately presented four-bedroom townhouse set back from the banks of the Union Canal in the highly desirable area of Craiglockhart. The property offers bright and modern accommodation arranged over three floors. Having been reconfigured by the current owners, there is now a fully self-contained one bedroom annex on the lower ground floor. Most recently used as a successful holiday let (homeshare licence in place from Edinburgh Council), the space is incredibly versatile and with it's own entrance, kitchen, living/dining area, double bedroom and modern bathroom, could also work extremely well for use by friends and family members.



On the ground floor, there is a dual-aspect living/dining room with sliding doors and Juliette balcony, which is also open to the stylish and very well-designed, fitted kitchen with integrated appliances. The first floor comprises three bedrooms and a stunning wet room which features matt black fittings, luxurious waterfall shower, and intricate, stainless steel mosaic tiling. There are a number of storage cupboards off the halls, two of which hold a washing machine and dryer, whilst there is additional storage available in the loft which is partially floored. The windows, which are double glazed, and external doors were replaced in recent years and remain under guarantee. The home has gas central heating.

KEY FEATURES



Three storey town house



Self-contained annex on lower ground floor



Private front garden and patio to rear



Parking space and additional visitors parking



Beautiful position overlooking the Union Canal



Shopping at Edinburgh West Retail Park/Chesser





There is a south-facing private front garden and a small patio area with seating to the rear with garden shed. The property overlooks well-tended communal grounds also to the rear. A parking space is available behind the property and there is additional visitors parking.

EXTRAS

The following fixtures and fittings are included in the sale price; integrated kitchen appliances, blinds, curtains, light fittings and fitted floor coverings. The shed on the patio is also included.

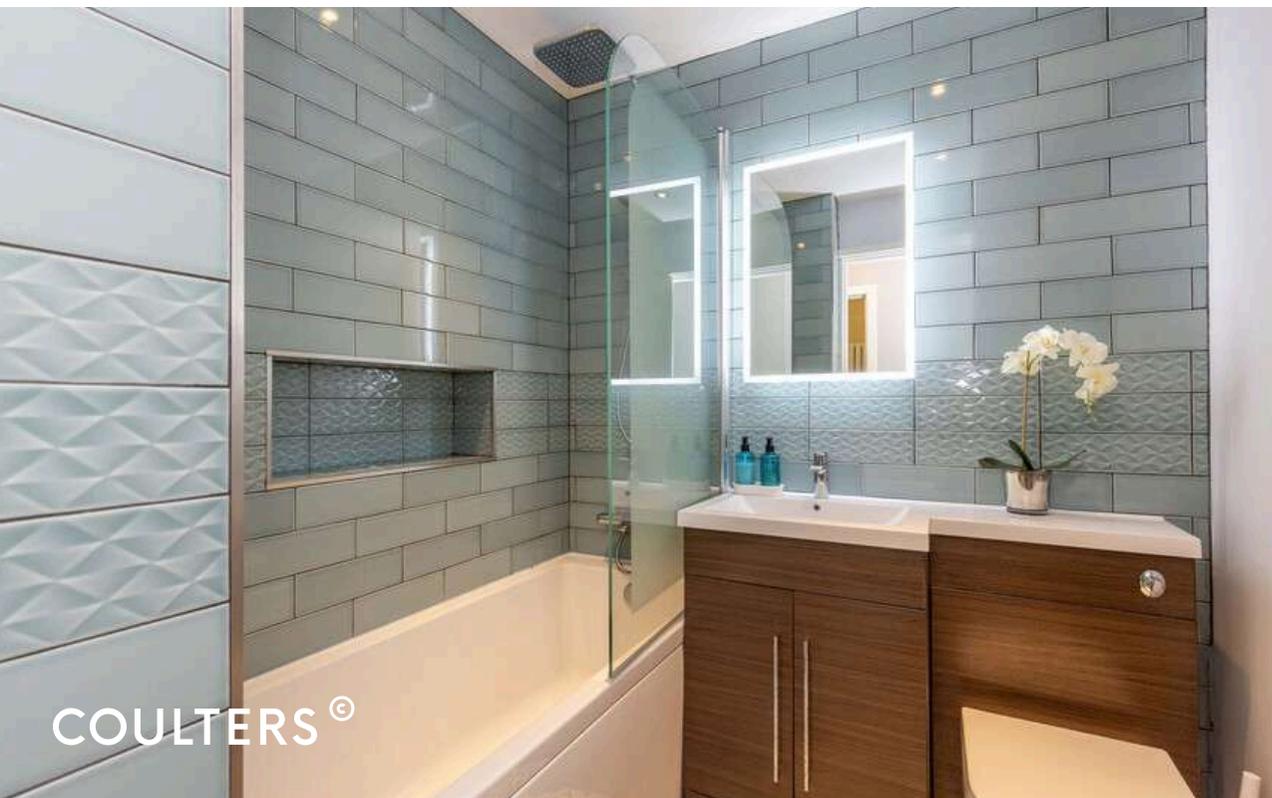




THE LOCAL AREA

Just two and a half miles to the south-west of Edinburgh's City Centre, Craiglockhart is a residential suburb which enjoys a tranquil setting by the Union Canal and Water of Leith. Semi-rural in location, take advantage of picturesque open spaces including walks through the Colinton and Craiglockhart Dell and at Easter Craiglockhart Hill Nature Reserve. Craiglockhart Leisure and Tennis Centre is nearby with tennis, squash, and badminton whilst the Meggetland Sports Complex has extensive sports pitches. There are convenience stores and a variety of dining amenities to enjoy in the locale. Larger shopping needs are met at Edinburgh West Retail Park and there is an Asda Supercentre at Chesser.

Local schooling includes Craiglockhart Primary School and Tynecastle High School. Private school options such as George Watson's College, and Merchiston Castle School are a short drive. The City Bypass and the Scottish Motorway network are minutes away connecting you to Edinburgh International Airport and The Queensferry Crossing. There is a tram stop at Saughton, and the efficient bus and rail network that includes Slateford Train Station, takes you swiftly into Edinburgh City Centre.





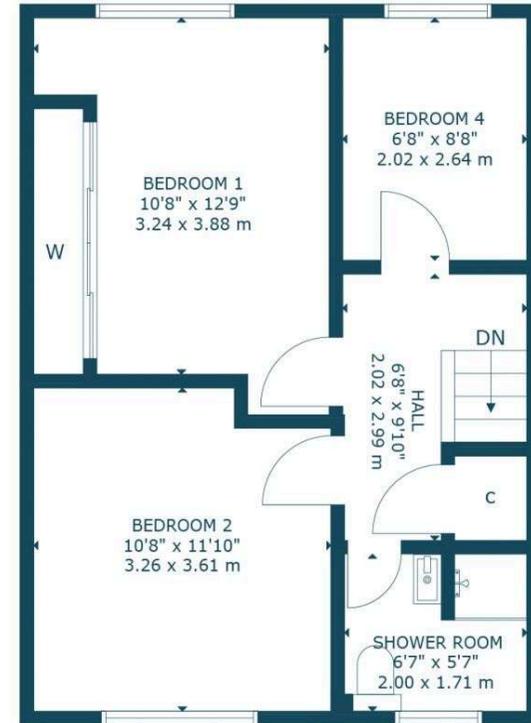


BASEMENT LEVEL



GROUND LEVEL

IN



FIRST FLOOR

80B COLINTON ROAD, CRAIGLOCKHART, EDINBURGH, EH14 1DD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,276 SQ FT / 118 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.