










Offers Over

£475,000

29 Craiglockhart Crescent

Craiglockhart | Edinburgh | EH14 1EZ

Neilsons are delighted to offer on to the market this semi detached bungalow, which enjoys a superb location in the highly sought-after Craiglockhart area of the capital. The property is bursting with potential, and offers spacious and flexible accommodation, which would be perfectly suited to the growing family.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Shared Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

Internally, the accommodation comprises; entrance vestibule leading to internal hallway; a reception room to the rear of the property offering a neutral décor, focal fireplace and french doors to the rear garden; fitted kitchen with a range of white wall and base units, co-ordinated white tiling to splash areas and rear door; generous principal bedroom showcasing a bay window flooding the room with natural light; secondary well proportioned double bedroom with an aspect to the front; third bedroom with a peaceful outlook to the rear; shower room with a crisp white two piece suite, built in vanity storage and a walk in glass shower cubicle.

The property further benefits from a large attic space which may be converted for further accommodation subject to the relevant planning consents.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property is quietly situated on a large plot and offer off street parking with a gated shared driveway leading to a standalone lock up garage. A private garden space to the front adds further kerb appeal and is bordered by decorative hedge row. To the rear is a spacious private garden with lawn space, ideal for children and pets with decorative borders offering added greenery for extra appeal.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

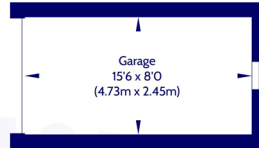
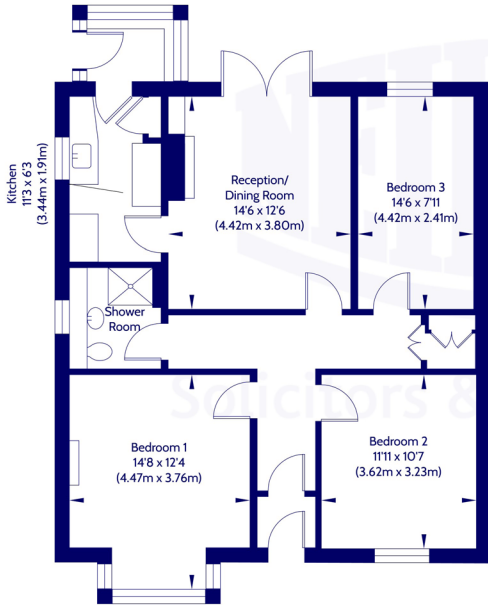
The property is located in the prestigious Craiglockhart area of Edinburgh, which lies approximately four miles south west of the city centre. The property is well positioned to take advantage of a good range of shopping outlets including a Tesco Express, 24 hour Asda in Chesser and a Tesco Superstore available at nearby Colinton Mains. Further amenities can be found in Bruntsfield and Morningside which include hairdressers, shops, banks, coffee shops and postal services, both locations being easily accessible. There are a host of fantastic leisure and recreational facilities within easy travelling distance including Meggetland and Craiglockhart Sports Centres, Merchant's of Edinburgh Golf Course and pleasant walks along the Union Canal Walkway. Schooling is well represented from nursery to senior level, both in public and private sectors, with Napier University on hand for the more mature student. An efficient public transport network operates to most parts of the city and the City Bypass and main motorway networks are also within easy reach.

Ground Floor

Approx. Internal Area 83.91 Sq M / 903 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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