



**76 Colinton Road, Craiglockhart,
Edinburgh, EH14 1AT**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

THREE-BEDROOM, B-LISTED, MAIN DOOR PROPERTY



This beautifully presented, three-bedroom, B-Listed, main door property has a fantastic location in the sought after Craiglockhart area of Edinburgh, close to excellent local amenities, schools, green spaces and transport links both into and out with the city. The property is arranged over the elevated ground floor and first floor, has been well maintained and thoughtfully decorated throughout and has stunning period features. There are stone steps leading to the main entrance, which opens into the hallway, with a lovely original tiled entrance, original wood floors, under stair storage and a W.C. The lounge sits to the front of the property, with a bay window, lovely cornicing, a wood burning stove, an Edinburgh Press, original floors and a wall of built-in book shelving. To the rear of the property there is an attractive kitchen, with a good range of fitted units, with unique handles, built-in shelving, appliances and a door leads out to the garden. There is also a dining room on this level, currently used as a study, with a leafy outlook, cornicing and a wood burning stove. On the upper floor there is a double bedroom, with an Edinburgh Press and fireplace; a further double bedroom, with an Edinburgh Press and a double-glazed window; a single bedroom, with lovely views to Corstorphine Hill, and a smart family bathroom, with a bath, overhead shower and vanity unit. The landing has a cupola, flooding the area with natural light, and there are two hatches for attic storage. The rear garden is particularly attractive and is a haven for wildlife, with stone steps leading from the property into the private garden at the rear, with a lovely range of mature shrubs, trees, a patio area for entertaining, an area of lawn, two pergolas, a second patio area and a shed. This is a beautiful period property and early viewing is recommended.

- B-Listed, main door property
- Hall, with storage
- Lounge, with wood burner
- Dining room, with wood burner
- Kitchen, with door to the garden
- W.C.
- Three bedrooms
- Bathroom
- Attic storage
- Period features
- Gas central heating
- Private, rear garden
- On-street parking





CRAIGLOCKHART

Craiglockhart is a highly popular residential area situated to the southwest of Edinburgh city centre. There are a superb range of local amenities including convenience stores, a pharmacy, a post office, a restaurant and more. There is a Tesco Superstore and Sainsbury's five minutes' drive away. Fantastic recreational opportunities include the Craiglockhart Leisure and Tennis Centre moments away from the property, walks at nearby Craiglockhart Hills and the Hermitage of Braid, and golf at Merchants of Edinburgh Golf Club and the Braid Hills Golf Club. The property is also near to the Union Canal and the Water of Leith which offers picturesque walk and cycle ways. Local schooling includes Oxgangs Primary School and Firrhill High School, and private options including George Watsons College and Merchiston Castle School are nearby. It is ideally placed for Edinburgh Napier University. Regular bus services take you into the city centre from outside Craiglockhart Leisure and Tennis Centre in just over 25 minutes and it is ideally situated for the City Bypass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£650,000

EPC Rating

D











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