



9 Craiglockhart Dell Road, Edinburgh, EH14 1JW

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Rarely available and a must on your viewing list, this fabulous four bedroom extended detached property arranged over two floors with impressive gardens to the front and rear along with a multi vehicle driveway to the side. Further benefits include a dining kitchen and conservatory. The property is quietly located in the sought-after Craiglockhart area of Edinburgh close to many local amenities and transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway.
- Front facing living room complemented by a bay window.
- Dining kitchen with a good range of wall and base units along with integrated appliances, door accesses the conservatory.
- Sunny conservatory with direct access to the rear garden.
- Double bedroom located on the ground level with built in storage and a walk in cupboard.
- Double bedroom located on the ground floor, front facing with built in wardrobe storage.
- Shower room located on the ground floor comprising WC, wash hand basin, walk in shower and ladder radiator.
- Bathroom located on the ground level comprising WC, wash hand basin, bath, and ladder radiator.
- Staircase to the upper level with lots of eaves storage.
- Double bedroom on the upper level with built in wardrobe storage.
- Music room/office/small bedroom located on the upper level offering lots of eaves storage.
- Gas central heating and double glazed throughout.
- Fully enclosed beautiful South facing rear garden with a decked area. Private garden to the front.
- Driveway and on street parking.



Location

Craiglockhart is conveniently situated in the southwestern quarter of Edinburgh and provides a good choice of local amenities including two large supermarkets, with primary and secondary schools within the vicinity. Many recreational facilities are offered, including Craiglockhart Sports Centre, Merchants Golf Club, and the Craiglockhart Dell which follow alongside the Water of Leith walkway. The nearby Union Canal walkway also offers pleasant walks, including pedestrian access to Edinburgh Quay. Regular bus services are readily accessible in the area, allowing a quick journey to a large choice of specialised shops, services, bars and restaurants in both Morningside and Bruntsfield, and on to the city centre. The city bypass and Slateford railway station are also only a short distance away, providing connections to the major motorway networks, Edinburgh International Airport, and beyond.

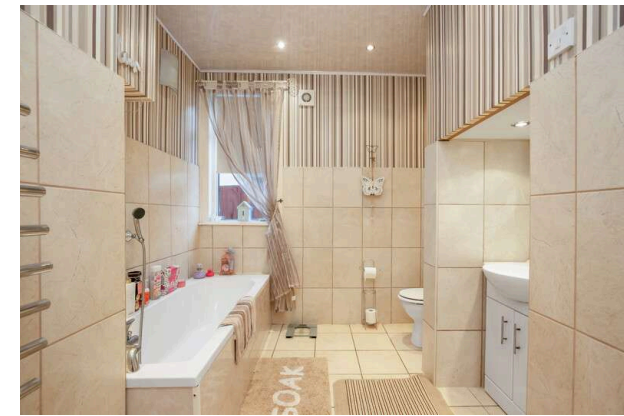
Extras

The integrated kitchen appliances, curtains, blinds, fitted floor coverings and garden sheds are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

