



GILSON GRAY

LAW • PROPERTY • FINANCE

18 ELLIOT ROAD

Craiglockhart, Edinburgh, EH14 1DU



Beautifully presented with modern interiors and a palette of tasteful décor throughout, this three-bedroom detached bungalow in Craiglockhart further benefits from all the ease and convenience of single-storey living, which is sure to appeal to a wealth of buyers. The home is accompanied by immaculate gardens and excellent private parking. It also has a large floored attic that offers excellent potential for development (subject to consent). Furthermore, the bungalow benefits from close proximity to nearby amenities, including shops, schools, transport links, and scenic open spaces, as well as lying under four miles from the heart of the capital.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Detached bungalow in Craiglockhart
- Well-presented, modern interiors
- Entrance vestibule and hall with storage
- Elegant, southerly-facing living room with fireplace
- Attractive, modern dining kitchen
- Three well-presented, spacious double bedrooms
- Airy, contemporary shower room
- Large floored attic with excellent potential
- Beautifully landscaped front and rear gardens
- Single garage and private driveway







"THIS THREE-BEDROOM BUNGALOW IS WELL-PRESENTED INSIDE AND OUT, WITH MODERN, NEUTRAL INTERIORS AND BEAUTIFULLY LANDSCAPED GARDENS."





EPC RATING:

D

COUNCIL TAX BAND:

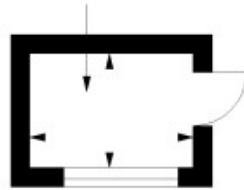
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VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed

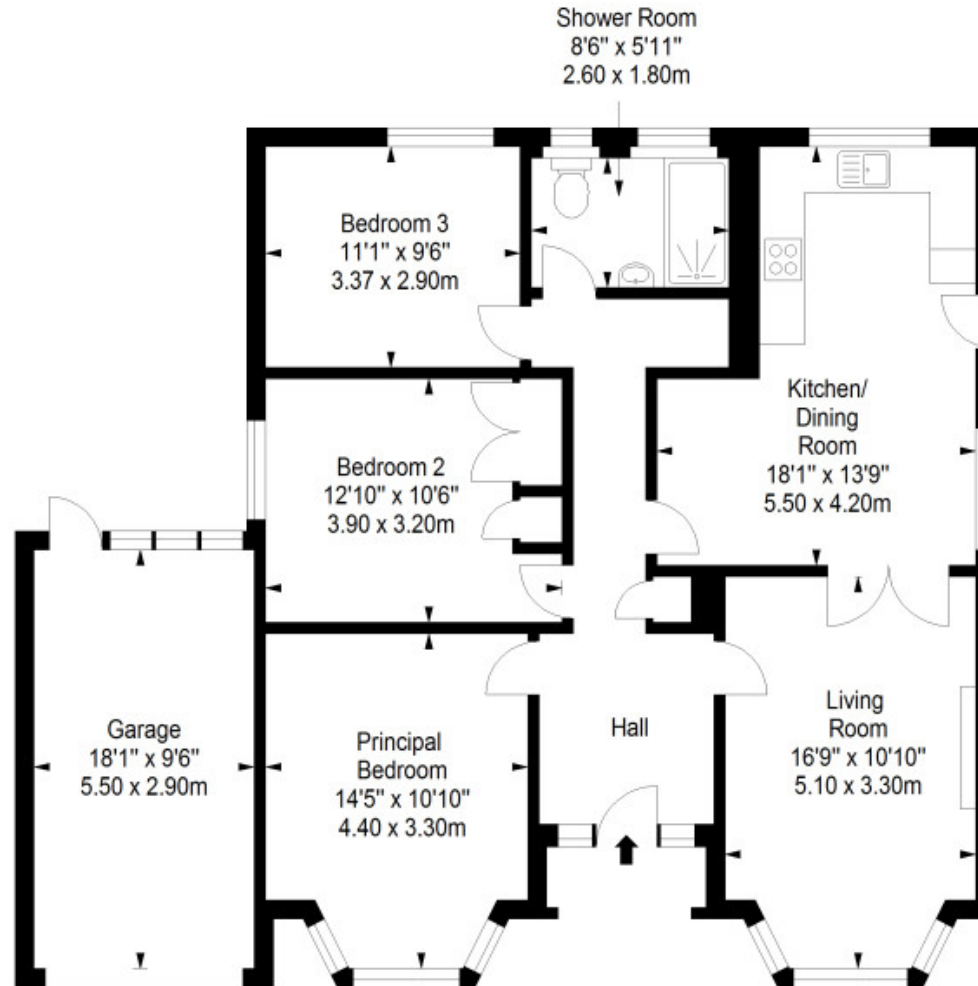
Approx. 3.2 sq. metres (34.4 sq. feet)

Shed
6'11" x 4'11"
2.10 x 1.50m



Ground Floor

Approx. 109.9 sq. metres (1183.0 sq. feet)



Total area: approx. 113.1 sq. metres (1217.4 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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