



225b Colinton Road
Craiglockhart, Edinburgh, EH14 1DW

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For price and viewing information please visit
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Ground floor:

- Elevated entrance accessed via stairs.
- Front terrace with open outlook to front.
- Entrance vestibule.
- Reception hall with door leading to lower ground floor level.
- Cloakroom/WC.
- Study/home office.
- Attractive & generously proportioned living room with feature fireplace.
- Double doors leading to formal dining room.
- French doors to rear garden.
- Spacious breakfasting kitchen with range cooker & other appliances.
- French doors to rear garden.
- Walk-in pantry with side access to property.
- Underfloor heating on ground level.

First Floor:

- Upper level accessed via runner carpet staircase & feature lighting.
- Feature skylight.
- Excellent storage on upper landing with.
- Access to attic.
- Master bedroom with fitted wardrobes.
- Dressing area & en suite shower room with underfloor heating.

- Two further double bedrooms with fitted storage.
- Jack & Jill style shower room with underfloor heating.
- Two further double bedrooms with fitted storage.
- Contemporary fitted five-piece family bathroom with underfloor heating.

Lower ground floor:

- Hallway with storage.
- Access to garage & large storage area .
- Laundry room.
- Gym.
- Shower room off gym.

Features:

- Double driveway leading to integral double garage at front.
- Large store area access to rear of garages.
- Entrance gates to & pathways to either side of property.
- Garden & patio area to side.
- Extensive gardens to rear with patio area.
- Fabulous views to front.
- Feature external lighting to rear.
- On street parking.

GENERAL DESCRIPTION

A stunning detached villa situated within an exclusive modern development, with only two other properties, in the highly desirable and much sought-after Craiglockhart district of the city, perfectly positioned for access into Edinburgh City Centre and close to a wide range of local amenities. The property boasts fabulous views to the front and extensive garden grounds to the rear which backs onto the Merchants of Edinburgh Golf Course and would make an ideal family home in a superb location.

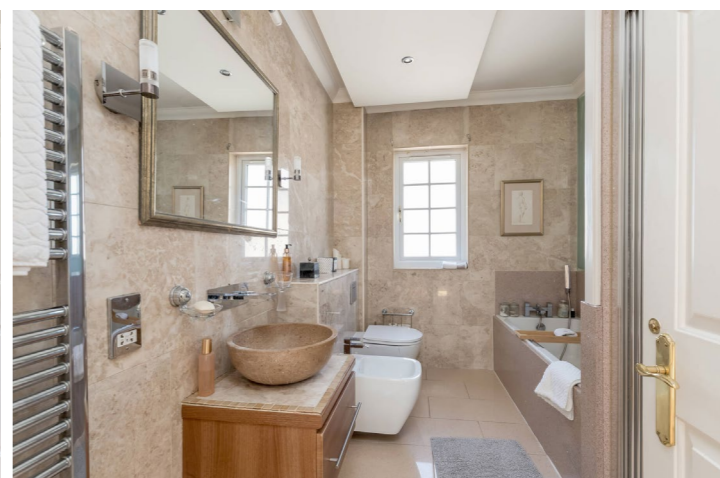




LOCATION

Craiglockhart is a highly respected and much sought after residential area lying approximately 2 miles southwest of the city centre. The city centre is therefore readily accessible by bus or car (journey time approximately 10/15 minutes depending on traffic). Within a 5 minute car journey there are several supermarkets: Tesco, Asda, M & S Food, Sainsbury's, Aldi, Lidl and a nearby Morrisons. Also there is a Margiotta a 5-10 minute walk away. A choice of schools such as Oxbgangs Primary, Firrhill Secondary, George Watson's College and Merchiston Castle School are within walking distance, as are parts of Napier University. Heriot Watt University is also within a short drive. Leisure options are absolutely first class with Edinburgh Leisure Sports Complex offering a wide programme of a sports and other activities, tennis courts and a pond for canoeing. It is less than a ten minute walk away. Other sports facilities nearby are the The Boroughmuir Sports Complex at Meggetland, the Nuffield Health Centre at Chesser, which includes a swimming pool and the Merchants of Edinburgh Golf Course. Craiglockhart Hills, Craiglockhart Dell, the Water of Leith and the Union Canal walkway/cycle path are all within a few minutes on foot. Many of the city's finest theatres, cinemas and restaurants are easily accessible. For those who require to travel out of the city the bypass may be reached in less than 10 minutes, facilitating easy access to the west side of the city, Edinburgh Business Park, the Royal Bank Headquarters at Gogar, the M8, Edinburgh International Airport, the Queensferry Crossing and the Forth Bridge.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING RANGE COOKED, COOKER HOOD, AMERICAN-STYLE FRIDGE/FREEZER, MICROWAVE AND DISHWASHER, THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE LAUNDRY ROOM. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE TWO GARDEN SHEDS WILL ALSO BE INCLUDED IN THE SALE PRICE.



COUNCIL TAX BAND: H.

TRAIN STATION: APPROXIMATELY 2 MILES TO HAYMARKET STATION.

AIRPORT: APPROXIMATELY 7.2 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 100 METRES.

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Edinburgh, EH14 1DW



Approx. Gross Internal Area
4878 Sq Ft - 453.17 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.