



22 Craiglockhart Dell Road,  
Craiglockhart, Edinburgh, EH14 1JP

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Reception hall with storage.
- Access to attic via Ramsey ladder.
- Generously proportioned bay windowed living room located to rear.
- Main double bedroom with bay window.
- Further double bedroom with bay window (currently used as a dining room).
- Third double bedroom.
- Bathroom with shower.
- Kitchen with appliances & storage.
- Rear porch.
- Good-sized basement with workshop & storage room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage to side.
- Extensive garden at rear.
- Unrestricted and on-street parking.
- Development potential - subject to the usual planning consents.



## GENERAL DESCRIPTION

A detached bungalow situated within the prestigious Craiglockhart district of the city, a short journey to the south of Edinburgh City Centre. There is a range of local amenities close at hand and although the property is in need of modernisation and redecoration it offers excellent potential to any purchaser with the option to extend subject to the usual planning consents.

## LOCATION

Located in the sought after Craiglockhart area lying to the south of Edinburgh City Centre with excellent amenities close by. There are a range of local shops in Craiglockhart and the nearby districts of Colinton Village and Bruntsfield with all major supermarkets in close proximity. There are a range of parks within walking distance, and easy access to nature abounds in the form of the Wester & Easter Craiglockhart Nature Reserves, the Union Canal (providing tranquil access to the heart of the city) and the Water of Leith walkway (offering convenient access to the picturesque Colinton Dell and the Pentland Hills Regional Park). A wealth of public sports facilities serves the local community in the form of the Craiglockhart Leisure & Tennis Centre and the Meggetland Sports Complex which includes a gym, café, physiotherapy concession and football, hockey and rugby pitches. Schooling is well catered for locally at nursery, primary and secondary level in the public and private sectors. The area is popular with daily commuters into the city and beyond with easy access to the City Bypass and a range of local bus services available. Slateford Train Station is also within walking distance.

|                  |  |
|------------------|--|
| COUNCIL TAX BAND | F.   |
| TRAIN STATION    | APPROXIMATELY 500 METRES TO SLATEFORD TRAIN STATION. |
| AIRPORT          | APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.        |
| BUSES            | WITHIN 300 METRES.                                   |

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND MICROWAVE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



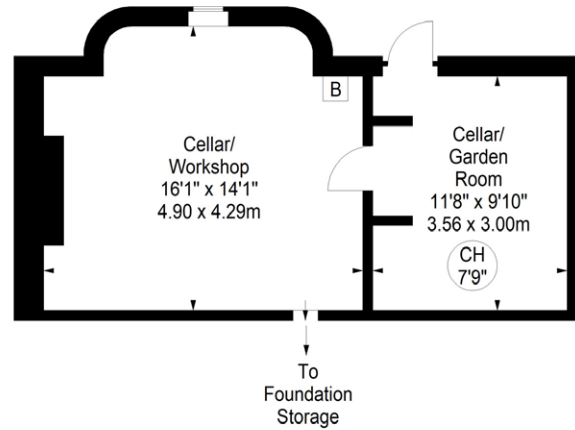




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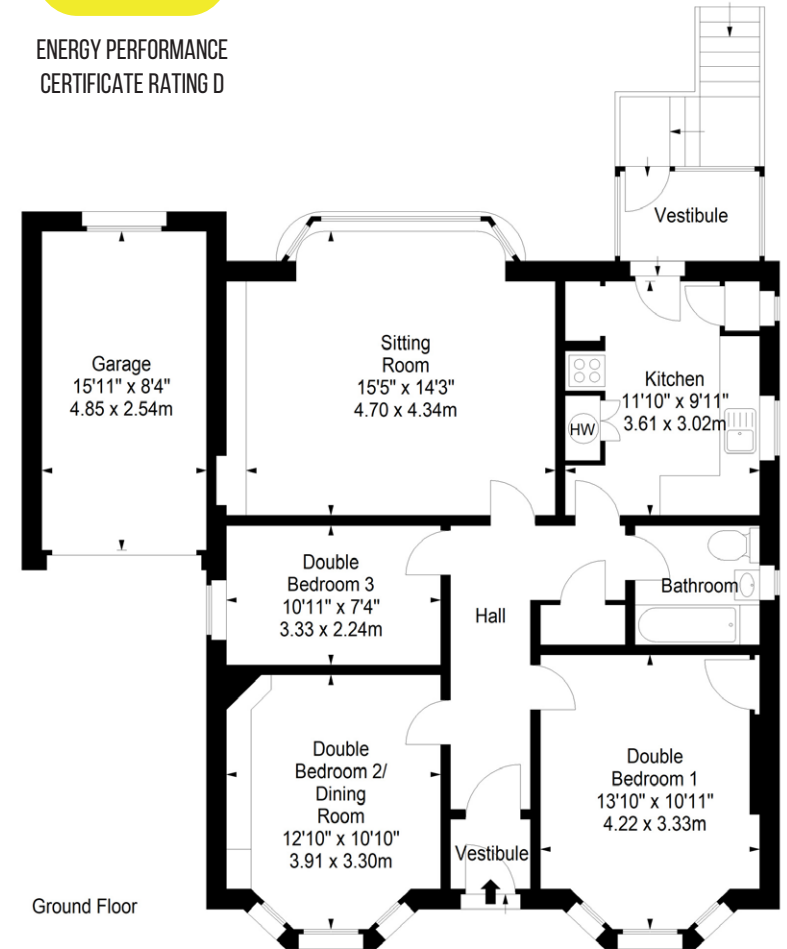
Approx. Gross Internal Area  
904 Sq Ft - 83.98 Sq M  
Garage  
Approx. Gross Internal Area  
132 Sq Ft - 12.26 Sq M  
Cellar/ Workshop & Cellar/ Garden Room  
Approx. Gross Internal Area  
335 Sq Ft - 31.12 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Lower Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING D



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.